



महाराष्ट्र MAHARASHTRA

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23 MAR 2021

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20-4-21
R. N. Kachhava
Stamp Vendor, A. Bed.
पत्ता: 11, A. Bed-83
पिन: 400004

FORM 'B' [See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, BY THE PROMOTER OR ANY
PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

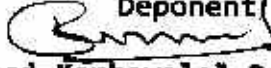
Mr. Manoj Kanhayalal Runwal Partner of M/s Sanmati Associates-
promoter of the project / duly authorized by the other promoter
of the proposed project, vide its/his/their authorization dated
21.4.2021;

I, promoter of the proposed project / duly authorized by the
promoter of the proposed project do hereby solemnly declare,
undertake and state as under:

1. That I / promoter have / has a legal title Report to
the land on which the development of the project is
completed and a legally valid authentication of title
of such land along with an authenticated copy of the
agreement between such owner and promoter for
development of the real estate project is enclosed
herewith.

2. That the said land is free from all encumbrances.
3. That the plotted development/layout is completed by me/promoters
4. (a) For new projects : That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate(Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
6. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I /the promoter shall inform the authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

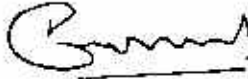
10. That i/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.

 Deponent
Manoj Kanhayalal Runwal

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at on this th Day of April, 2021 At
Aurangabad.

 Deponent
Manoj Kanhayalal Runwal