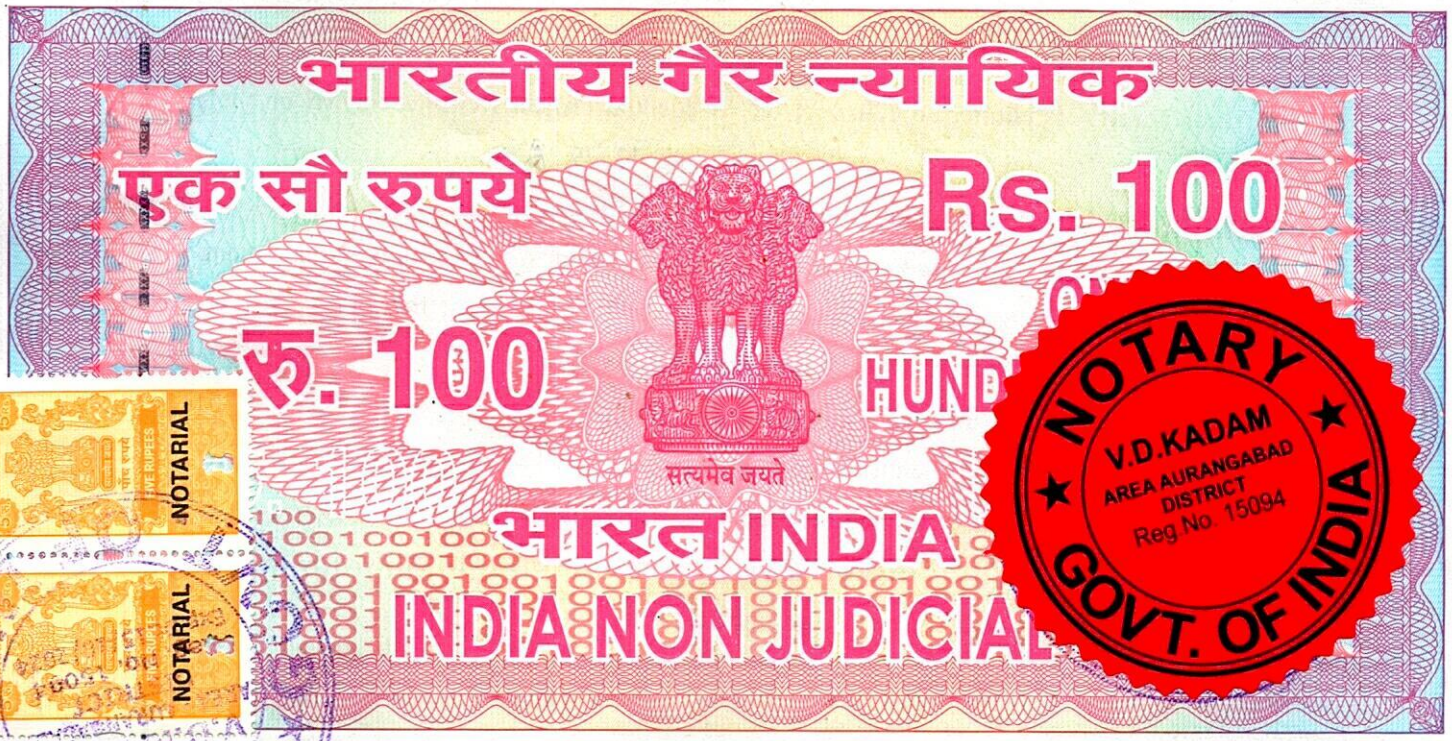


ARASHTRA ◑ 2022 ◑ 29AA 134262

अ.क्र. 6057 किंमत 100/- दिनांक 17/03/2023

कोणाकरीता [illegible]

हस्ते [illegible]

मुद्रांक विक्रेता
सतीश आर. शिनकर
उस्मानपुरा, औरंगाबाद. फोन: २३५९६४७
परवाना क्रं. 3101069

FORM "B"

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Mangesh Ram Palas kar** Age 45 Occupation : Business Authorised signatory of **Shlok Realty** having Registered office at Shop No.4, Success Regency, Kalda Corner, Shreya Nagar, Chatrapati Sambhajinagar (Aurangabad) promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;

I, **Mangesh Ram Palas kar** Authorised signatory of **Shlok Realty** the Promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. We **Shlok Realty** is entitled to construct the Residential Project **Renuka Nagari** on the plot of land bearing Gut No 61 and 62 Aggregately admusereing **12349.26 Sq.mtrs Narayanpur KH, Tq Gangapur, Dist. Chatrapati Sambhajinagar (Aurangabad)** has a legal title to the land on which the development of the proposed project is to be carried out 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 time period within which the project shall be completed by me/promoter is **31/03/2027**

4. 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That 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.

8. That promoter shall take all the pending approvals on time, from the competent authorities.

9. That promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Mangesh

Deponent

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 Aurangabad on this

AFFIDAVIT

Solemnly affirmed before me _____
by Shri / Smt. Mangesh R. Patas
Age: 45 Year's, Occu.. Business
R/o Ch. Sambhajinagar
Dist. Ch. Sambhajinagar
Who identified by Self.
whom He/ She is personally Known

BEFORE ME

VILAS DEVIDASRAO KADAM
Advocate Notary Govt. of India
AREA-AURANGABAD DIST.
(Mob.) : 9890613899 9403788324
Reg. No. 15094

Mangesh

Deponent

17 MAR 2023