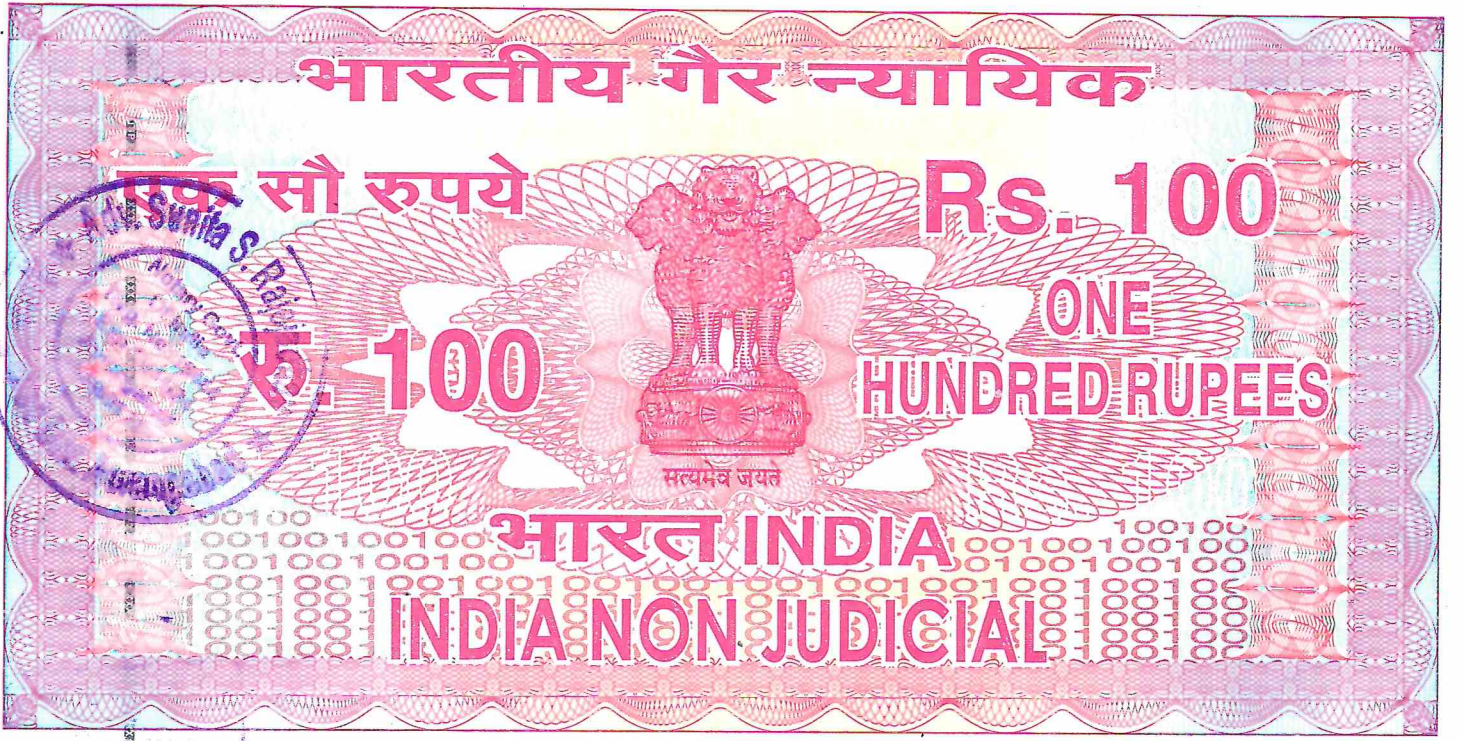




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एस. एस. रायकवाड
मुद्रा विभाग
हसिल कार्यालय पत्रिका, अहमदाबाद
परवाना क्र. 3101065



FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Appasaheb S/o Kaduba Mule in respect of the project named "HAPPY HOMES".

I, APPASAHEB S/o KADUBA MULE being the Co-Promoter of Project named "HAPPY HOMES" being developed by M/s Divine Builders and Developers (Proprietor Gayatri Ashok Muley) having residence at 1-1-151, Opp. AMC School, Mitmita, Aurangabad do hereby solemnly declare, undertake and state as under: -

I. Being the owner of the project land, I am duly entitled to execute this affidavit cum declaration.

1. That I have Legal Title Report to the land on which the development of the project is being carried out.

AND

A legally valid authentication of title of such land along with an authenticated copy of the Development Agreement between the Owner and Developer for development of the real estate project is enclosed herewith.

आप्पासाहेब

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by us is **31/03/2027**.
4. That seventy per cent of the amounts realized hereinafter by us for the real estate project from the Allottees of units, 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate projects, Registration of Real Estate Agents,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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I shall take all the pending approvals on time, from the competent authorities.
8. That I shall inform the authority regarding all the changes that have occurred in the information furnished under section 4(2) of the Act and under Rule no. 3 of these rules within seven days of the said changes occurring.
9. That I shall furnish such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

अपसाहेब कादुबा मुले

(APPASAHEB KADUBA MULE)

VERIFICATION

I, APPASAHEB S/o KADUBA MULE in the capacity of Co-Promoter of the Project named **HAPPY HOMES** do hereby verify that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified at **AURANGABAD** on this day of **24th** day of **May, 2023**.

अपसाहेब कादुबा मुले

(APPASAHEB KADUBA MULE)

BEFORE ME

20/5/23
Adv. Sunita S. Rajgadhkar
Notary Govt. Of India
Reg. No. 15464 Aurangabad
431001 MS

Adv. Sunita S. Rajgadhkar
Notary Govt. Of India
Reg. No. 15464 Aurangabad

