

भारतीय गैर न्यायिक

एक रुपये



सत्यमेव जयते

HUNDRE



भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2022

33AA/142604

एत एल दिंडवाल
स्टम्प वेंडर, औरंगाबाद
परवाना क्रं 3101057

अनुक्रमांक 8362
किंमत = 143 JUN 2023
दिनांक
मुद्रांक खरेदी करणार्याचे नाव

मुद्रांक प्रमुख लिपी
व.मो.अ. औरंगाबाद



FORM 'B' [See rule 3(6)]
Affidavit cum Declaration

Affidavit cum Declaration by M/S UPTOWN BUILDERS AND DEVELOPERS through its PROPRIETOR Asif Patel Rashid Patel (Developers) & RAMKRISHNA DHANSINGH HARNE AND JANARDHAN DHANSINGH HARNE (Land Owner) promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization Dated 15/06/2023

I, by M/S UPTOWN BUILDERS AND DEVELOPERS through its PROPRIETOR Asif Patel Rashid Patel (Developer) & RAMKRISHNA DHANSINGH HARNE AND JANARDHAN DHANSINGH HARNE (Land Owner) promoter of the ongoing project do hereby solemnly declare, undertake and state as under:

1. That we / promoter have / have a legal title Report to the land on which the development of the project is proposed 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 project land is free from all encumbrances.

3. That the project shall be completed by me/promoter within the time period declared by me during the registration of the project; **Dated : 15/12/2028**
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.
- (b) For ongoing project on the date of commencement of the Act
- (i) That seventy per cent of the amounts to be realised hereinafter 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That I / the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a Statement of accounts duly certified and signed by such practicing 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 /the 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 / the 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.

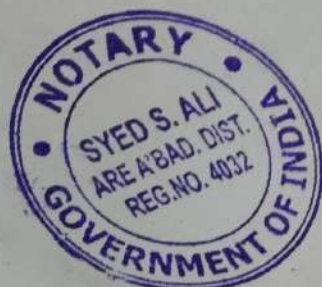
EXPLAIN & IDENTIFICATION

Adil Beensamed A
ADIL BEENSAMED A

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing Material has been concealed by me therefrom.

Verified by me at _____ on this _____ day of _____.



ATTESTED BY
Syed S. Ali
SYED S. ALI
MSC. (Chem), LL.B.
NOTARY GOVT. OF INDIA
DIST. AURANGABAD
REG. NO. 4032/8830068639

ASIF PATEL RASHID PATEL

1) Deponent

Ramkishu Dhanisingh Harne
2) Deponent

3) Deponent

Jamaelom Dhanisingh Harne

ASIF PATEL RASHID PATEL

1) Deponent

Ramkishu Dhanisingh Harne
2) Deponent

3) Deponent

Jamaelom Dhanisingh Harne