

भारतीय गैर न्यायिक

क सौ रुपये

Rs. 100

रु. 100

HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIAN NON JUDICIAL

MAHARASHTRA

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24 JUL 2024

अ.क. 11925 दि.

किंमत 1000

सोपानकरीता

सुमेरु रियल्टीज

हस्ताक्षर

[Signature]

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

94AA 568489

एस.एस. खेत्रे
स्टॅम्प वॉक हायकोर्ट
मुद्रांक परवर्तन क्र.3101073
छत्रपती संभाजीनगर

Affidavit cum Declaration of **Pawankumar Suganchand Mugdiya S/O Suganchand Mugdiya** aged 46 years, residing at Plot No. 5, Sumangal Niwas, Dr. Rajendra Prasad Marg, Opp. District Court, Adalat Road, Chhatrapati Samhajanagar (Aurangabad), Maharashtra-431001, Partner of **Sumeru Realities** developer of the proposed project **Sumeru Pearls** duly authorized by **Sumeru Realities** as authorized signatory of proposed project.

I **Pawankumar Suganchand Mugdiya**, partner of **Sumeru Realities**, a developer of the proposed project / duly authorized by the **Sumeru Realities**, Developer of the proposed project and I do hereby solemnly declare, undertake and state as under:



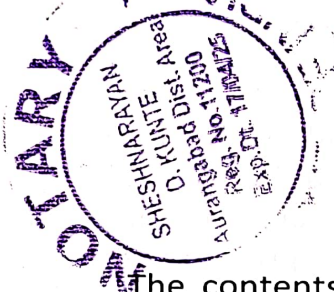


1. That land-owner have a Legal Title Report to the land on which the development of the project is proposed. AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter on or before **30/06/2027**;
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That 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 the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Pawankumar Suganchand Mugdiya

Deponent





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 Chhatrapati Sambhajnagar (Aurangabad) on this day of 24th July 2024

Pawankumar

Pawankumar Suganchand Mugdiya

Deponent

AFFIDAVIT

Pawankumar — to Suganchand Mugdiya

Age 46 Year Occup. ---

R/C A. Bad

Do hereby state on oath that contents of documents are true and correct to the best of my knowledge belief, hence verified on
Aurangabad.

09 AUG 2024

BEFORE ME

Sheshnarayan D. Kunte
SHESHNARAYAN D. KUNTE
ADVOCATE & NOTARY GOVT. OF INDIA
H.NO 18 Tanaji Chowk, Shivshankar
Colony, Aurangabad 431005
Reg. No-11200

