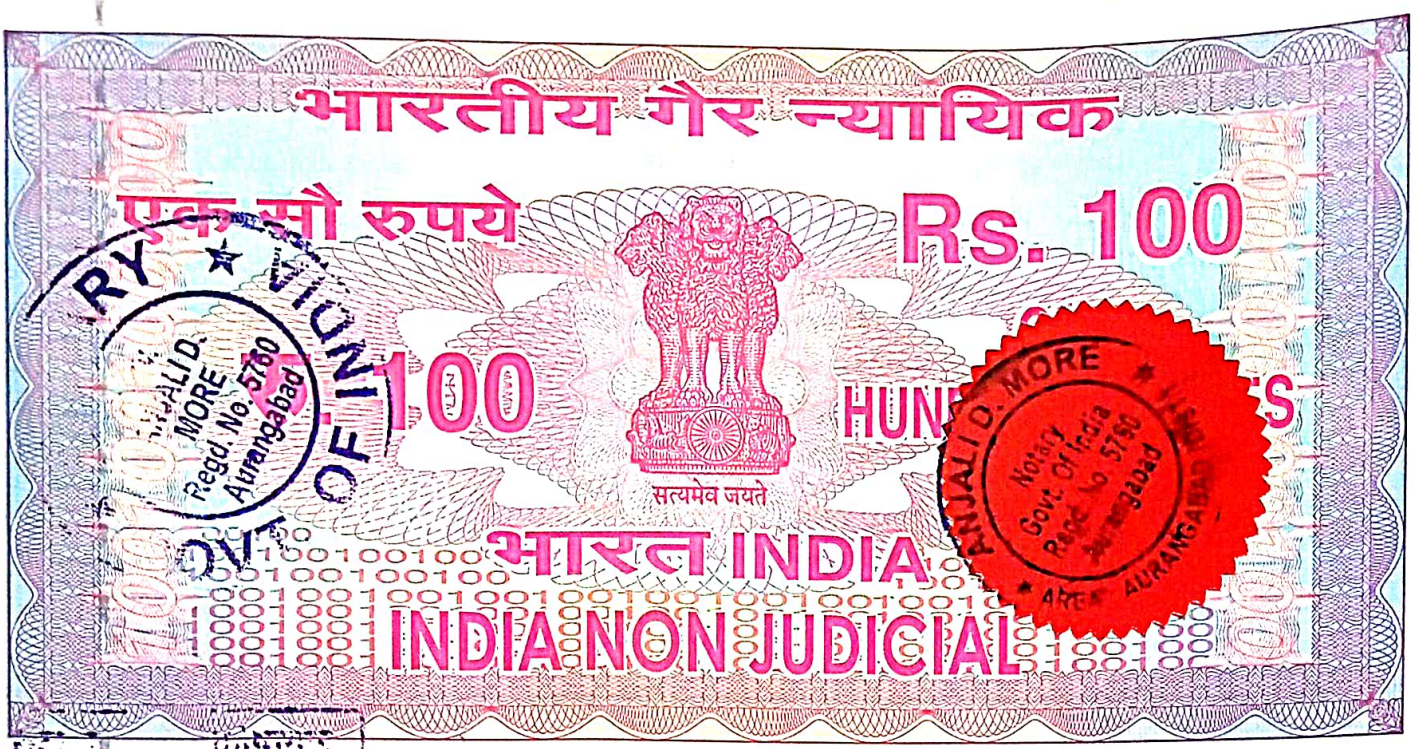


FORM -'B'

Affidavit cum Declaration

Affidavit-cum-Declaration of **1. Mr. Kakasaheb Damu Kale 2. Mr. Pandharinat Damu Kale 3. Mr. Sanjay Damu Kale** Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **19/07/2024**.

We, **1. Mr. Kakasaheb Damu Kale 2. Mr. Pandharinat Damu Kale 3. Mr. Sanjay Damu Kale** 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, we have a legal title 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.

   All these pieces and parcels of land admeasuring **13000 sq. mtrs**. bearing Plot **Gat No. 09 (Pt), Village: Pisadevi, Tal: Aurangabad, Dist: Aurangabad, Pin Code – 431008** within the limits of Nashik Municipal Corporation and where the construction of the Project named **Shantai Residency** having 6 numbers of sanctioned buildings are going on.

2. That, the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter is **31/12/2029**.
4. That, seventy per cent of the amounts realized by 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized 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 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 allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

1. Mr. Kakasaheb Damu Kale 2. Mr. Pandharinat Damu Kale 3. Mr. Sanjay Damu Kale through Power of Attorney Holder M/s. Shree Ganesha Group (Mr. Vishnu Ramkrushna Kale)

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this .....7th..... day of...Nov..2024

Vishnu Kale

Deponent

M/s. Shree Ganesha Group (Mr. Vishnu Ramkrushna Kale)

ATTESTED BY ME
07/11/24
ADV. ANJALI D. MORE
Notary Govt. Of India
Regd. No. 5760 Aurangabad

IDENTIFIED & DRAFTED
BY Mr.:

ANJALI D. MORE
Notary
Govt. Of India
Regd. No. 5760
Aurangabad
A. AURANGABAD (MS.)