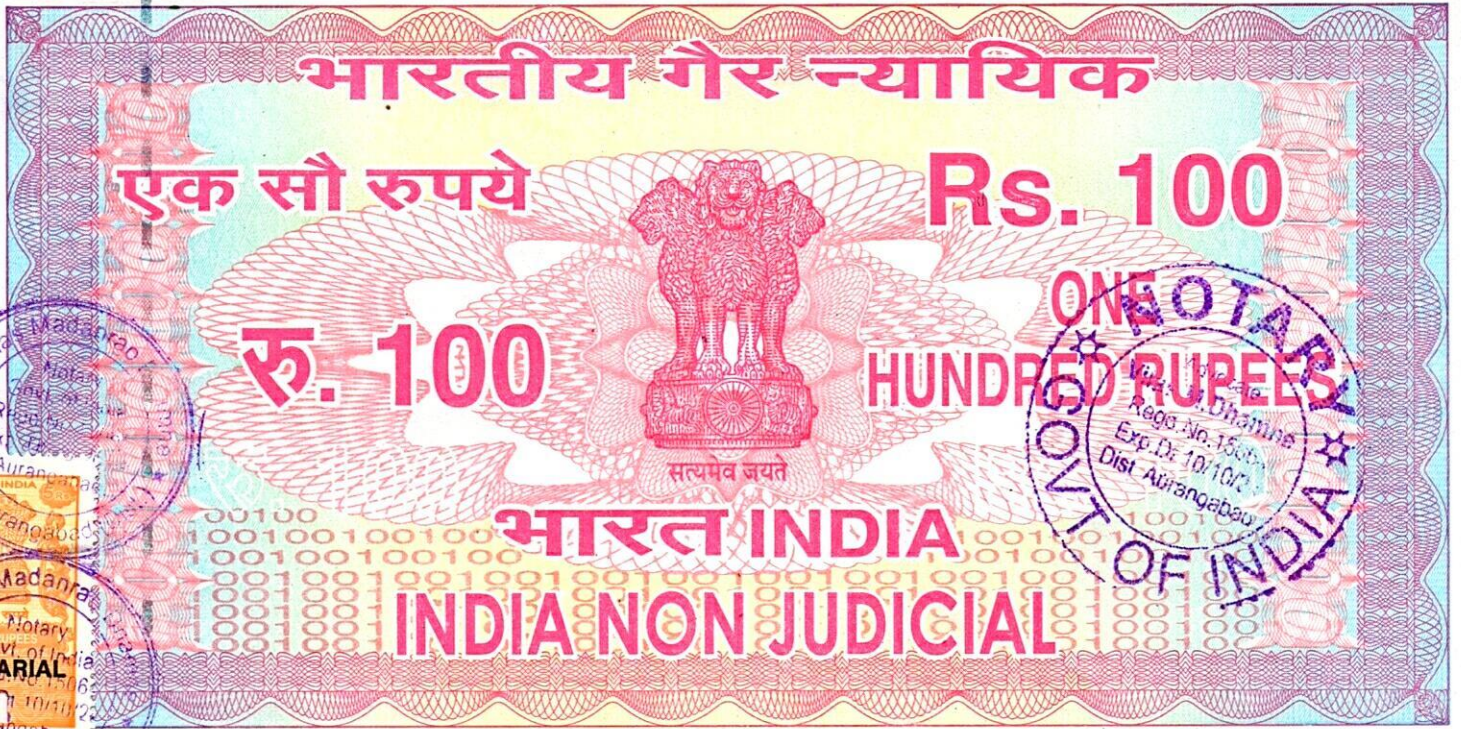




MAHARASHTRA

2023

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अ.क्र. 2149 दिनांक किंमत 100

सौ. ए. आर. शिंदे

मुद्रांक विक्रेता

सिडको, छत्रपती संभाजीनगर

प.क्र. 3101027

हस्त अभिवेक पाटील

कंपाकरीता उल्हास नारायण गावली वडतर

मुद्रांक प्रमुख लिपीक
अ. छत्रपती संभाजीनगर.



FORM "B"

[See Rule 3(4)]

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

Affidavit cum Declaration

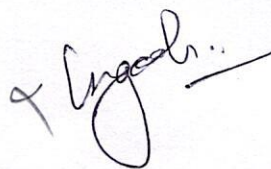
Affidavit cum Declaration of Narayana Infra Ventures Pvt. Ltd., Milind Dinkarrao Kelkar, Mohini Milind Kelkar, Rajlaxmi Satish Lodha, Kaustubh Manojkumar Lohiya and Satish Kishanlal Soni through its GPA Holder Ulhas Narayan Gaoli Owners of the land situated at Gut No 62/1, 62/2, Itkheda, Tal &

[Signature]

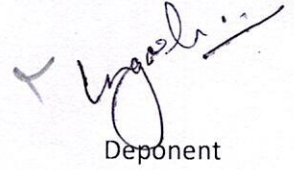
Dist Chatrapati Sambhajinagar Net Plot area aggregately admeasuring 6800.46 Square Meters situated at Gut No 62/1, 62/2, Itkheda, Tal & Dist Chatrapati Sambhajinagar Co-promoters of the proposed project.

We, Narayana Infra Ventures Pvt. Ltd., Milind Dinkarrao Kelkar, Mohini Milind Kelkar, Kaustubh Manojkumar Lohiya, Kaustubh Manojkumar Lohiya and Satish Kishanlal Soni through its GPA Holder Ulhas Narayan Gaoli Co-Promoters 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 Co-Promoter has 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. We say that we are constructing a project namely **The Solitaire Phase I** in association with **Dizzi Land Farms Pvt Ltd (Promoter)** on the said land. We intend to develop Building namely **The Solitaire Phase I** on the said land out of which we here by apply the grant of registration of our real estate project for building namely "**The Solitaire Phase I**" with proportionate Land Area of 6800.46 square Meters.
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 **31/12/2030**
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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



10. That I / 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.

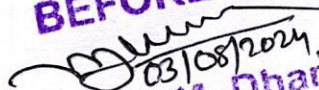

Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.


Deponent



BEFORE ME

03/08/2024.
Adv. Vilas M. Dhamne
Adv. & Notary Govt. of India
Regd No. 15064 Aurangabad
Adv. Vilas M. Dhamne
B.A., LL.B
Advocate & Notary Govt. of India
95, Near Mata Mandir, Pisadevi
Tq. & Dist. Aurangabad
Mob. 9422207134 / 8551080831

