

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐ DC 064811

श्री. बी चांगुलपाय
स्टॅम्प विक्रेता
लाय नं. 3101025
-2, सिडको, छ. संभाजीनगर

A.B 4137 किंमत 500 दि 03/03/25
खरेदीकरीता. oriens corporation
Siddhant Sweet Godha

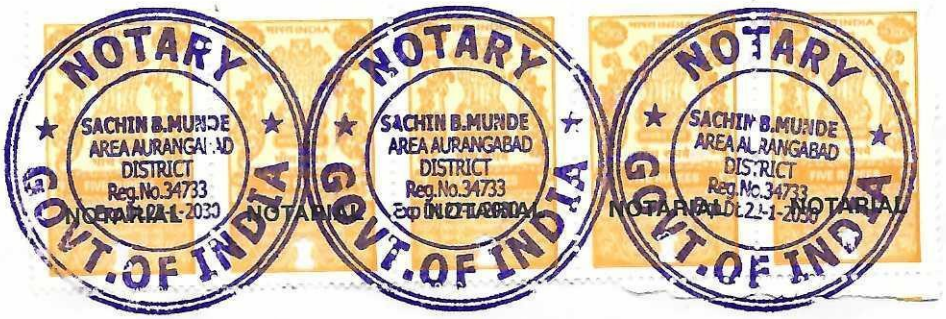
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FORM 'B'

[See rule 3(6)]

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 **Mr. SIDDHANT SUJEET GODHA** PARTNER & AUTHORISED SIGNATORY M/s. **THE ORIENS CORPORATION** promoter of the proposed project **ADINATH HEIGHTS** situated at **PLOT NO 09, GUT NO 185 (PART), VILAGE – TISGAON, NAGAR-I, Tq & Dist CHHATRAPATI SAMBHAJI NAGAR**

I, **Mr. SIDDHANT SUJEET GODHA** PARTNER & AUTHORISED SIGNATORY of M/s. **THE ORIENS CORPORATION** promoter of the proposed project **ADINATH HEIGHTS** situated at **PLOT NO 09, GUT NO 185 (PART), VILAGE – TISGAON, NAGAR-I, Tq & Dist CHHATRAPATI SAMBHAJI NAGAR**, do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has 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 me/promoter from the date of registration of project; **31-12-2029**

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 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 utilised 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.

FOR THE ORIENS CORPORATION

Siddhant

SIDDHANT SUJEET GODHA
PARTNER
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 SAMBHAJI NAGAR** on this 03 day of **MARCH 2025**

FOR THE ORIENS CORPORATION

SIDDHANT SUJEET GODHA
PARTNER
DEPONENT

NOTARY ★ GOVT. OF INDIA ★
SACHIN B.MUNDE
AREA AURANGABAD
DISTRICT
Reg. No.34733
Exp. Dt. 22-1-2030

NOTED & REGISTERED
AT SERIAL NO. 233 OF 2025
THIS DOCUMENT CONTAINS
3 PAGES

AFFIDAVIT

Solemnly affirmed before me by.....
Shri/Smt. Siddhant Sweet Godha
.....age 25 Occup. Business,
R/o. Balaji nagar, chh. sambaji nagar
Tq. Chh Sa Dist. Chha
who is identified by Self
Whom He/She is Personally Known.
Hence Verified on 03/03/2025

03 MAR 2025

BEFORE ME

SACHIN B. MUNDE
Notary Govt.Of India
Reg No. 34733