भारतीय गैर न्यायिक

भारत INDIA

₹. 500 FIVE HUNDRED RUPEES

पाचसो रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐ DC 928254

अनुक्रमांक- 6068 29
किंमत- 500/-
दिनांक- 4 MAR 2025
खरेदी करणाऱ्याचे नाव-

संतोष कुमार दिडवाले
स्टॅम्प वेंडर, औरंगाबाद
परवाना क्र.3101057

03 MAR 2025

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

NOTARY GOVERNMENT OF INDIA Bibi Ameena Jamal ARE A'BAD.DIST REG.NO.32663 EXP.DT.14-1-2030 NOTARIAL

NOTARY GOVERNMENT OF INDIA Bibi Ameena Jamal ARE A'BAD.DIST REG.NO.32663 EXP.DT.14-1-2030

Affidavit cum Declaration of Mr. Altaf Ahmed Manzoor Ahmed and Mr. Mohammed Mujtaba Khan S/o. Mohammed Raza Khan for M/s. Royal Builders promoter of the proposed project "Viquar Villaments" situated Plot No. 10, Survey No 1/2, Asif Bagh, Aurangabad. -

I Mr. Altaf Ahmed Manzoor Ahmed and Mr. Mohammed Mujtaba Khan S/o. Mohammed Raza Khan for M/s. Royal Builders promoter of the proposed project "Viquar Villaments" situated Plot No. 10, Survey No. 1/2, Asif Bagh, Aurangabad 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; 31-03-2028

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.

   OR

   (ii) That entire 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

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 M/s. Royal Builders

Royal Builders

Partners

Mr. Altaf Ahmed Manzoor Ahmed
PARTNER

DEPONENT

Royal Builders

Partners

Mr. Mohammed Mujtaba Khan
S/o. Mohammed Raza Khan
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 Sambhajinagar (Aurangabad)** on this _____ day of **FEBRUARY 2025**

FOR M/s. Royal Builders

Royal Builders

Partners

Mr. Altaf Ahmed Manzoor Ahmed
PARTNER

DEPONENT

Royal Builders

Partners

Mr. Mohammed Mujtaba Khan
S/o. Mohammed Raza Khan
PARTNER
DEPONENT

ATTESTED BY
4/3/25
BIBI AMENA JAMAL
NOTARY GOVT. OF INDIA
AURANGABAD
R.No.32663 (M) 9921154161