FORM 'B'
[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declarationof **Mr. Vikas Keshav Ghotekar** promoter **(Land Owner)** of the proposed project, vide her authorizationdated 16th May 2018;

I, Vikas Keshav Ghotekar promoter **(Land Owner)** of the proposed project do hereby solemnly declare, undertake and state asunder:

1. That I jointly have a legal title to the land on which the development of the project is proposed. The other joint owners of the land are Mrs. Alpana Keshav Ghotekar, Mr. Vishal Keshav Ghotekar, Mrs. Sujata Narendra Sonawane, Mr. Narendra Baburao Sonawane, Mr. Chandrashekhar Madhavrao Vanjari and Mrs. Veena Chandrashekhar Vanjari.

   AND

   a legally valid authentication of title of such land along with an authenticated copy of the agreement between such Land owner (Mrs. Alpana Keshav Ghotekar, Mr. Vishal Keshav Ghotekar, Mr. Vikas Keshav Ghotekar, Mrs. Sujata Narendra Sonawane, Mr. Narendra Baburao Sonawane, Mr. Chandrashekhar Madhavrao Vanjari and Mrs. Veena Chandrashekhar Vanjari jointly) and Builder (M/s. Shyam Construction) for development of the real estate project is enclosed herewith.

2. That the said land is free from allencumbrances.

3. That the time period within which the project shall be completed by me is 16th September 2022.

4. That seventy per cent of the amounts realized by the Builder 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 thatpurpose.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of theproject.

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 theproject.

7. That the builder 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 theproject.

8. That the builder shall take all the pending approvals on time, from the competent authorities.

9. That I have furnished such other documents as have been prescribed by the rules and regulations made under theAct.

10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on anygrounds.

Mr. Vikas Keshav Ghotekar

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 NASHIK on this13th day of November 2019.

Mr. Vikas Keshav Ghotekar