भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 HUNDRED ONE

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NOTARY SANJEEV C MISHRA THANE DIST. MAHARASHTRA Regd. No. 6778 GOVT. OF INDIA

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 57AA 671102

NOTARY Sanjeev C. Mishra Thane Dist. Reg. No. 6778 GOVT. OF INDIA

उप कोषागार कार्यालय कल्याण

- 6 OCT 2023

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

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

उप कोषागार अधिकारी कल्याण

13 SEP 2023

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr./Ms. Ritesh V. Mishra Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 06th September 2023 hereby proposed extension date of project completion of 31st March 2024;

I, Ritesh V. Mishra 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, I / Promoter have / has a legal title to the land on which the development of the project is proposed

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OR

Ritesh V. Mishra have/has a legal title to the land on which the development of the proposed projectis to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement betweensuch owner and promoter for development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.

OR

That, details of encumbrances NA including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/Promoter is .

4. That, seventy per cent of the amounts realized 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 ascheduled 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized 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.

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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.

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Deponent
Ritesh V. Mishra

Verification

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

Verified on this 06th October day of 2023

ASSETS REALITY

Deponent
Ritesh V. Mishra

Explained & Identified By Me

NOTARY Sanjeev C. Mishra Thane Dist. Reg. No. 6778 GOVT. OF INDIA

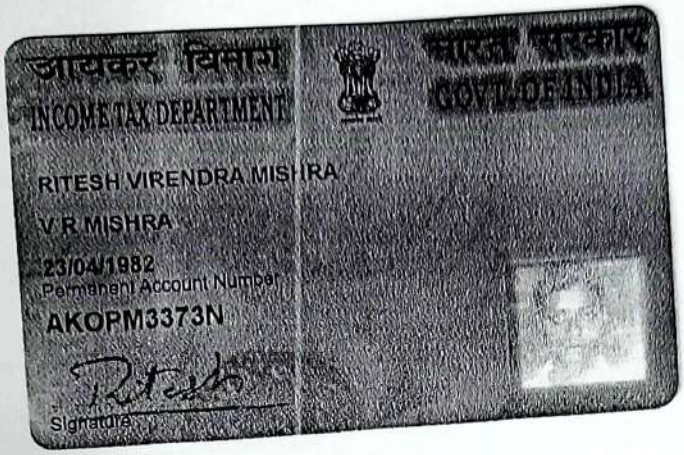
BEFORE ME

6.10.23

Sanjeev Kr. C. Mishra
NOTARY
Government Of India
Thane-Dist.

6 OCT 2023

S.No. 363 P.No. 38
Notary Register 07 Date 6-10-23


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RITESH VIRENDRA MISHRA
V R MISHRA
23/04/1982
Permanent Account Number
AKOPM3373N
Signature


NOTARY
GOVT. OF INDIA
Sanjeev C. Mishra
Thane Dist.
Reg. No. 5778


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ASSETS REALITY
16/03/2016
Permanent Account Number
ABEFA8081G
Signature