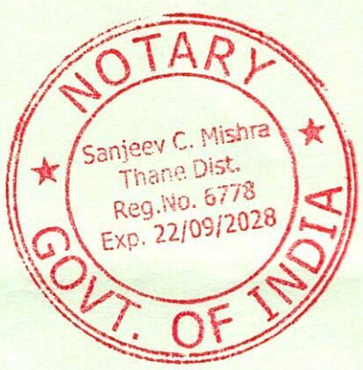

NOTARY
Sanjeev C. Mishra
Thane Dist.
Reg.No. 6778
Exp. 22/09/2028
GOVT. OF INDIA



महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ 20AB 304425



उप कोषागार कार्यालय कल्याण

उप कोषागार अधिकारी
कल्याण
27 NOV 2024

FORM 'B'

12 DEC 2024

[See rule 3(6)]

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



जोडपत्र-१/Annexure - I

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद.....)

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे : २ उपनिबंधक

प्रतिज्ञापत्रासाठीचे कारण : For USHA CONSTRUCTION CO.

मुद्रांक विकत घेणा-याचे नाव :

व राहिवाशी पत्ता : Partner

मुद्रांक शुल्क रक्कम : 1 DD

मुद्रांक विक्री वाहतची जोड वही अनुक्रमांक 6229 दिनांक 6/12/2024

मुद्रांक विकत घेणा-याची सही

परवाना प्राप्त मुद्रांक विक्रेत्याची सही
व शिक्का मुद्रांक विक्रीचे ठिकाण

महेंद्र जी. केदारे
मुद्रांक विक्रेता परवाना क्र. २०१०२६
दिवाणी न्यायालय, कोकण विभाग, ठाणे

सदर मुद्रांक खरेदी केला त्याची नोंद कार्यालयीन मुद्रांक खरेदी विक्री नोंदवहीत व संकेतांक दस्तात करण्यात आली आहे

Sanjeev Nishra
Thane Dist. 6778

Affidavit cum Declaration

Affidavit cum Declaration of Shri Nitin Asaria Vador, duly authorized as the promoters "USHA CONSTRUCTION CO" of the proposed project "USHA KIRAN RESIDENCY E1 E2 and E3", vide its/his/their authorization dated 05.12.2024.

I, duly authorized as the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoters have a legal title Report to the land on which the development of the proposed project is to be carried out

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 said land is free from all encumbrances.

3. That the project shall be completed by promoter by 31/12/2026.

4. That, seventy percent of the amounts realized by us/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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project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, we / 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, we/ promoter shall take all the pending approvals on time from the competent authorities.

9. That, we/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we/ 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

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

Verified on this ..... day of.....

Deponent

Explained & Identified by Me

ATTESTED BY ME

12-12-24

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

12 DEC 2024