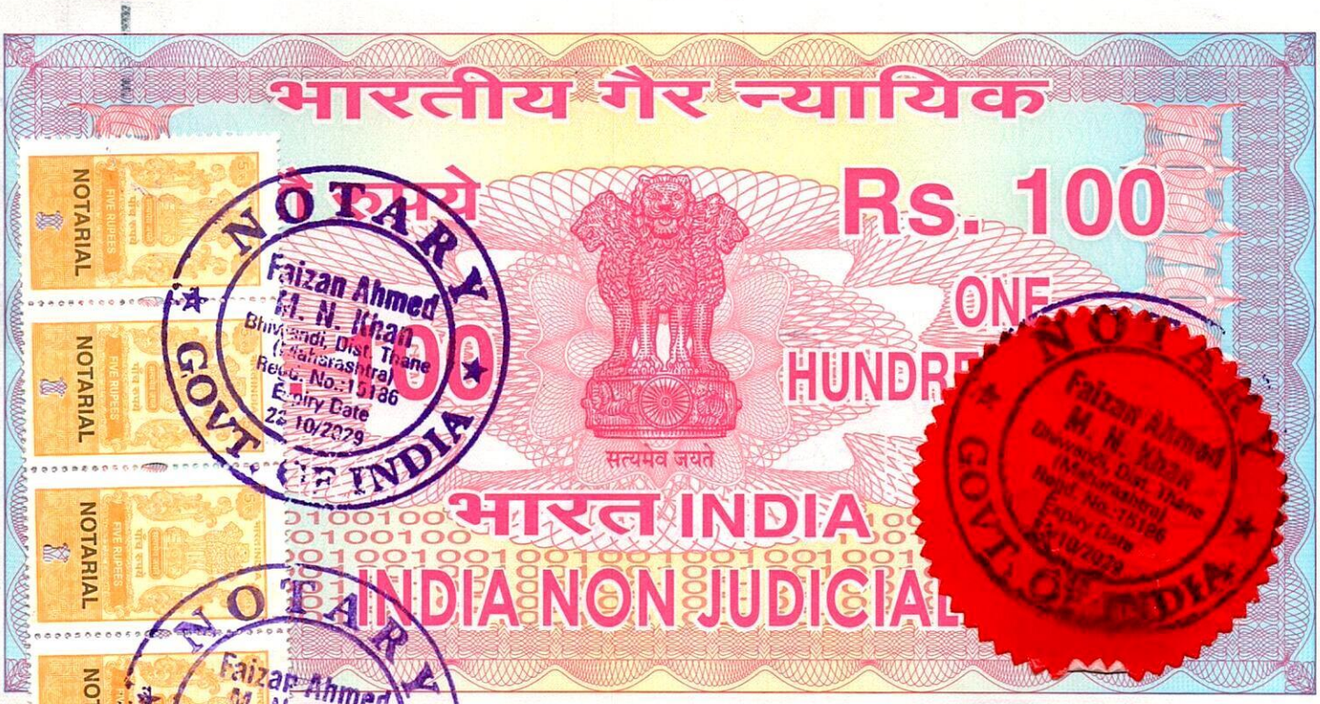






FORM 'B'

[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. VISHAL VIJAY PATIL Partner of M/s NIRMITI BUILDERS & DEVELOPERS** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated ____/11/2024;

I, **Mr. VISHAL VIJAY PATIL Partner of M/s NIRMITI BUILDERS & DEVELOPERS** of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we / promoter have / has a legal title Report to the land on which the development of the project is proposed-**SURAJ ORCHID**

OR

Have/has 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 project land is free from all encumbrances.

OR

That details of encumbrances NIL including dues and litigation, 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 us/promoter from the date of registration of project is **30/06/2025**.

4. (a) For new projects:

That seventy per cent 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realized hereinafter by us/promoter for the reak 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 realized hereinafter 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, since the estimated receivable of the project is less that the estimated cost of completion of the project.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That we/ 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That we/ the promoter shall take all the pending approvals on time, from the competent authorities.

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

10. That we/ the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Bhiwandi on this ____ day of _____, 2024



Deponent

NOTARIZED
Noted & Regd. at Sr. No: 46586
Date : 11/11/24
Faizan Ahmed M. N. Khan
Advocate & Notary
Regd. No. 15186 (GOVT. OF INDIA)
508, Nadre Nagar, Dhamankar Naka, Bhiwandi, Dist. Thane