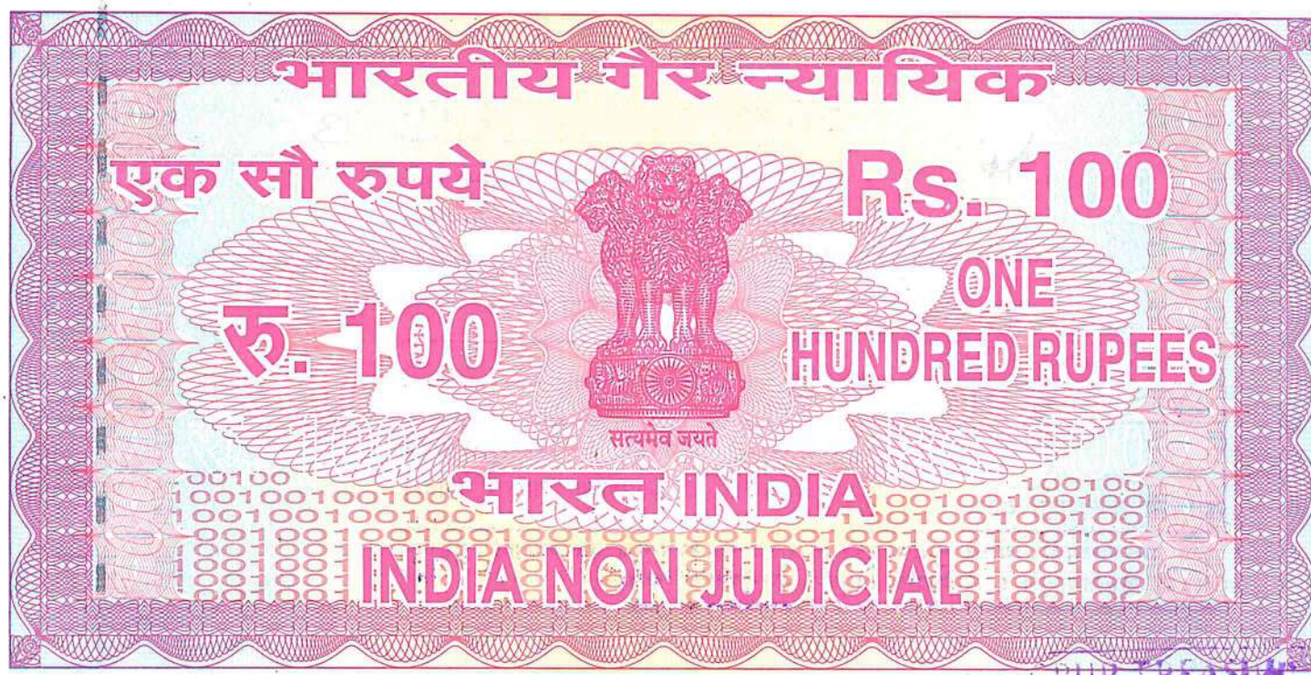

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ 49AA 429530

9 AUG 2023

NOTARIAL REG.
ENTRY NO. 10180
DATE 13/9/2023

FORM 'B'

[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **Tirupati Developers (Through Partner Mr. Rahul Arunrao Upganlawar),** Promoter of the proposed project **"Dhanbhoomi 2"** duly authorized by the Sanction Authorities of the proposed project, vide its/his/their authorization dated 27th day of January 2016.

NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist (M.S.) INDIA Regn. No. 8196 GOVT. OF INDIA

I, **Tirupati Developers (Through Partner Mr. Rahul Arunrao Upganlawar),** promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

[illegible]	२६०२३ / दिनांक १/१/२०२३
[illegible]	
[illegible]	~~[illegible]~~
[illegible]	
[illegible]	तिरुपती डेव्हलपर्स
[illegible]	
७) [illegible]	
८) मुद्रांक शुल्क रक्कम	100
श्रीमती रत्नमाला कावरे	मुद्रांक विक्रेता, ला.क्र. १/१९९६, कोड क्र. ४६०१०४३ जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.



NO
YOGENDRA
Nagp
(M.S.)
Regn.
819
GOVT. OF

1. That I / promoter have / has a legal title 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 said land is free from all encumbrances.
3. That project shall be completed by me/promoter on 30th September 2024.
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 utilised 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.
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.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.
Verified by us on this 13th day of September 2023.

Tirupati Developers
3rd Floor, MKV Tower
Ajni Square, Wardha Road,
Nagpur

DEPONENTS
TIRUPATI DEVELOPERS
(THROUGH PARTNER MR. RAHUL ARUNRAO UPGANLAWAR)

SEAL OF NOTARY
YOGENDRA S. JAMBHULKAR
Nagpur Dist.
(M.S.) India
Reg. No.
8196
GOVT. OF INDIA



SWORN BEFORE ME ON THIS 13.....
DAY OF Sep 2023 AT NAGPUR BY
SHRI/SMT./KU as above
R/O.....WHO HAS BEEN IDENTIFIED
BY SHRI SMT.....
ADVOCATE, NAGPUR.

NOTARY
GOVT. OF INDIA
NAGPUR DIST. (M.S.) INDIA

NOTARY
YOGENDRA S. JAMBHULKAR
Nagpur Dist
(M.S.) INDIA
Regn. No.
8196
GOVT. OF INDIA

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