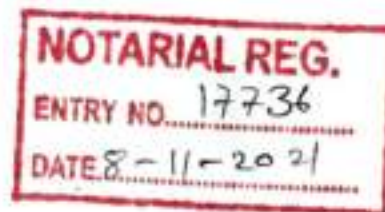




महाराष्ट्र MAHARASHTRA

2021



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 Mrs. Sheetal Prafulla Khivsara duly authorized by the promoter of the M/s Saraswa Infra a partnership firm for the proposed project "POLARIS" vide its authorization dated 01/11/2021.

I Mrs. Sheetal Prafulla Khivsara duly authorized by the promoter of the M/s Saraswa Infra for the proposed project "POLARIS" do hereby solemnly declare, undertake and state as under:

1 That promoter have a legal title Report to the land on which the development of the project is proposed

OR

o have/has a legal title Report to the land on which the development of the proposed project is to be carried out

AND

- o 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

- a That details of encumbrances _ 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 promoter is on or before 30th October 2022.

4

- a. (a) For new projects :
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.
- b. (b) For ongoing project on the date of commencement of the Act :

(i) That seventy per cent of the amounts to be realised hereinafter 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.

OR

(ii) That entire of the amounts to be realised hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- 5 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate(Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017.

6 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, in practice, and it shall be stated 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.

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

8 That I / promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under Section 4(2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

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

S. P. Khivara

Mrs Sheetal Prafulla Khivsara
(Deponent)

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

S. P. Khivara

Mrs Sheetal Prafulla Khivsara
(Deponent)



Sworn before me on this 8th
day of Nov 2024 at Nagpur by
Shri/Smt./Ku. Above Deponent
Who has been identified
by Shri/Smt. Advocate, Nagpur.

NOTARY
Suresh S. Meshram
Govt. of India
Nagpur (M.S.) India

