

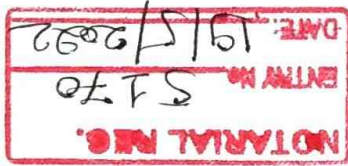


महाराष्ट्र MAHARASHTRA

2021

ZP 598579

13 MAY 2022



Stamp Head Clerk / Sr. Clerk

FORM - B
[See rule 3(4)]

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 **Shri. Hemant Manohar Manikpure** a partner of **M/S RYKA INFRACON**, promoter of the proposed project "**RYKA ORCHID**" had acquired the property Plot No. 32 vide the Sale Deed dated 03/09/2021.

I, **Shri. Hemant Manohar Manikpure**, aged about 31 years, R/o. Plot No. 666, Ward No. 3, Near Sarkari Godaun Shivaji Nagar, Arni, Yavatmal-445103 a partner of the proposed project/duly partner 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

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.



[Handwritten signature]

१) मुद्रांक विक्री नोंदवही अनु. क्र. ८३५६ दि

18 MAY 2022

२) दस्तावा प्रकार

३) दस्त नोंदणी करणार आहात का? होय/नाही.

४) मुद्रांकाचे थोडक्यात वर्णन

५) मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता

६) हस्ते असल्यास त्याचे नाव व पत्ता

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम

सी.एस. नारनवरे स्टॅम्प वेंडर

लाय.नं. १/८९, तहसील कार्यालय, नामपुर

कोड.नं. ४६०९०३७



2. That, the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 31/12/2025,
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 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 That, the amounts from the separate account to cover of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amount from the separate account shall be withdrawn after it is certified by an engineer and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the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 account 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 withdrawal has been in compliance with 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.


Deponent

Verification

I **Shri. Hemant Manohar Manikpure**, aged about 31 years, R/o. Plot No. 666, Ward No. 3, Near Sarkari Godaun Shivaji Nagar, Arni, Yavatmal-445103 the deponent above, do here by verify the contents of my above affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 19/05/2022


Deponent

SWORN BEFORE ME ON THE 19th DAY OF May 2022 AT NAGPUR BY SHRI/SMT. Hemant M. Manikpure R/O. NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI/SMT.  Self
ADVOCATE, NAGPUR


Mrs. S.R. MATT
Advocate & Notary
912A, Chhatrapati Shivaji Maharaj

