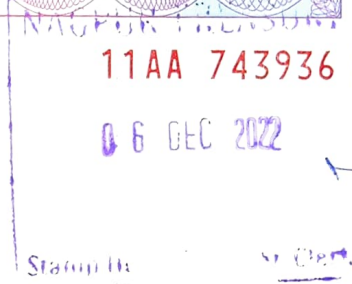
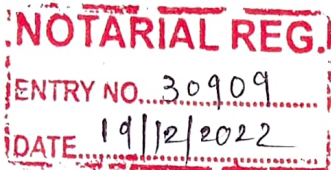




महाराष्ट्र MAHARASHTRA

2022



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 Mr. Ramchandra Wyawahare & Madhusudan Wyawahare Land Owner acting through their duly Constituted Attorney Moreshwar Kale Promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 24/06/2021;

We, Mr. Ramchandra Wyawahare & Madhusudan Wyawahare Land Owner of the proposed project acting through their duly Constituted Attorney Moreshwar Kale Promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 24/06/2021, 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

दस्तावा प्रकार पति

दु.नि. कार्यालयाचे नांव

मिळकतीचे बर्तन

मुद्रांक विकत घेणाऱ्याचे नांव श्री. रामचंद्र गोपाळराय व्यवहार न० ११५२

दुसऱ्या पक्षकाराचे नांव

हस्ते असल्यास त्याचे नांव व पत्ता

मुद्रांक विकत घेणाऱ्याची राहणी वसुंधरा

मुद्रांक शुल्क रक्कम १००/५०० १०००

मुद्रांक विक्री अनु.क्र. १९०२० दिनांक १९/१२/२०२२

blw.

सौ. संजीवनी लक्ष्मण देऊळकर

स्टॅम्प वेन्डर (मुद्रांक विक्रेता)

डिस्ट्रीक्ट कोर्ट, नागपूर

लायसन्स नं. २/१९३०

लाय.को. नं. ४६०५००८

मो.नं. ९०२५०२५८३६



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 time period within which the project shall be completed by me/Promoter is 24 Months i.e 31/12/2024.
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 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 utilized 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.

Deponent

Moreshwar Kale
POA Holder

Verification

I, 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 19th Day of December 2022

Sworn before me on this 19th
day of Dec 20 22 at Nagpur of
Shri/Smt./Ku. Above deponent
R/o Nagpur who has been identified
by Shri/Smt. Advocate, Nagpur

Deponent

Moreshwar Kale
POA Holder



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