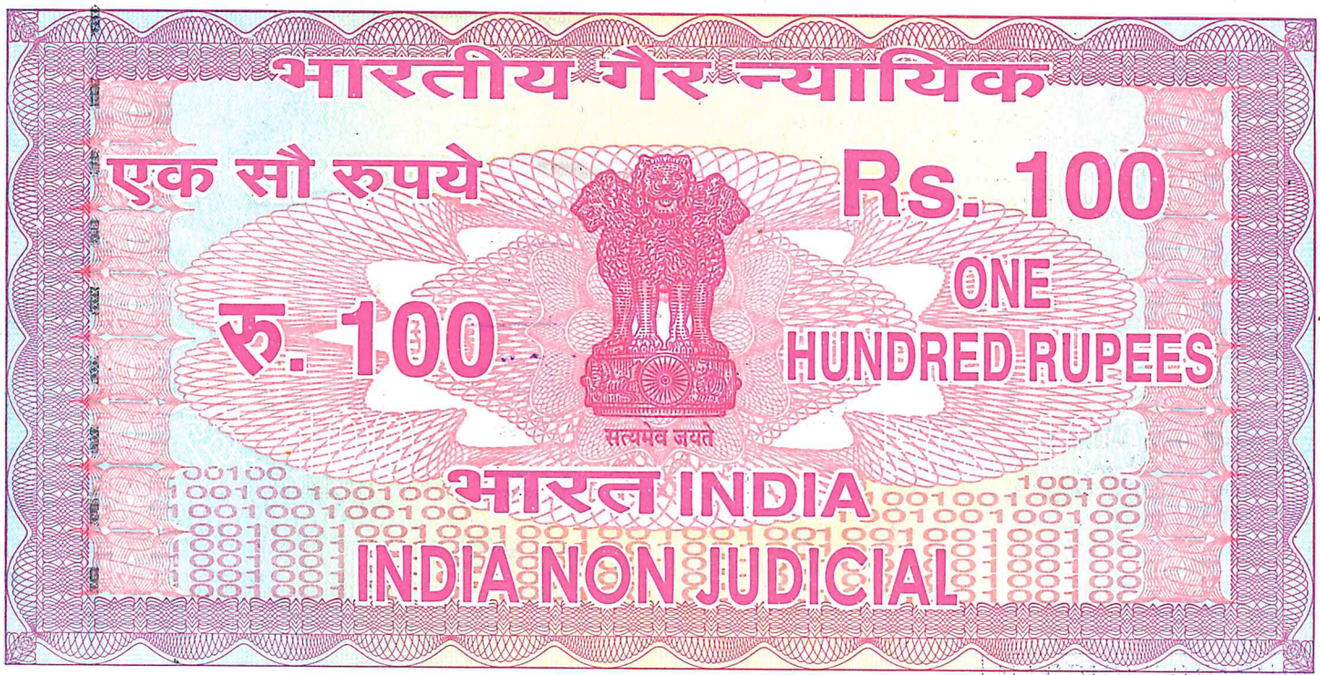

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NOTARIAL REG.
ENTRY NO. 4941
DATE 16/5/23

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

NAGPUR TREASURY
34AA 654836
21 APR 2023
Stamp Head Clerk / Sr. Clerk

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 M/s. Tirupati Developers through it's Partner's 1) Shri. Prashant M. Bongirwar 2) Shri. Rahul A. Upganlawar as a promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization Sale Deed dated 08/08/2022;

I, Tirupati Developers promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

OR

मुद्रांक विक्री [illegible] अनुक्रमांक 2312 — 21 APR 2023

[illegible] प्रकार

हस्तांतरणी करणार आहेत काय? होय/नाही

[illegible] थोडक्यात वर्णन

५) मुद्रांक विकत घेणाऱ्याचे नाव व सही — निरूपती डेव्हलपर्स

६) हस्ते असल्यास त्याचे नाव, पत्ता व सही

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम 9100

जी. बी. भोयर

मुद्रांक विक्रेता, ला.क्र. ५१/८६, कोड क्र. ४६०१०४७
जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)

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

NO. ... REG.
ENTRY NO. ...
DATE ...

NO. ... GOVT. YOGENDRA ...

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

Those details of encumbrances as ___ including due 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 me/promoter from the date of registration of project is Dt. 31/05/2028;

4. (a) For new projects:

That seventy per cent of the amounts realised 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 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 us/promoter for the real estate project from the allottees, from time to timeshall 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

6. That I / 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 utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

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

8. That I / the promoter shall inform the Authority regarding all the changes that have have/has 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 I / the 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.

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

Deponent

Tirupati Developers 3rd Floor, NKV Tower, Aini Square, Wardha Road, Nagpur

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.
Verified by us at on this day of.

NOTARY NAGPUR FIVE RUPEES NOTARIAL GOVT. OF INDIA

For Tirupati Developers

1)Shri. Prashant M. Bongirwar

2)Shri. Rahul A. Upganlawar

SWORN BEFORE ME ON THIS 16 DAY OF May 20 23 AT NAGPUR BY SHRI/SMT./KU ..... R/O ..... WHO HAS BEEN IDENTIFIED BY SHRI SMT. ..... ADVOCATE, NAGPUR.

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

Tirupati Developers 3rd Floor, NKV Tower, Aini Square, Wardha Road, Nagpur

Deponent