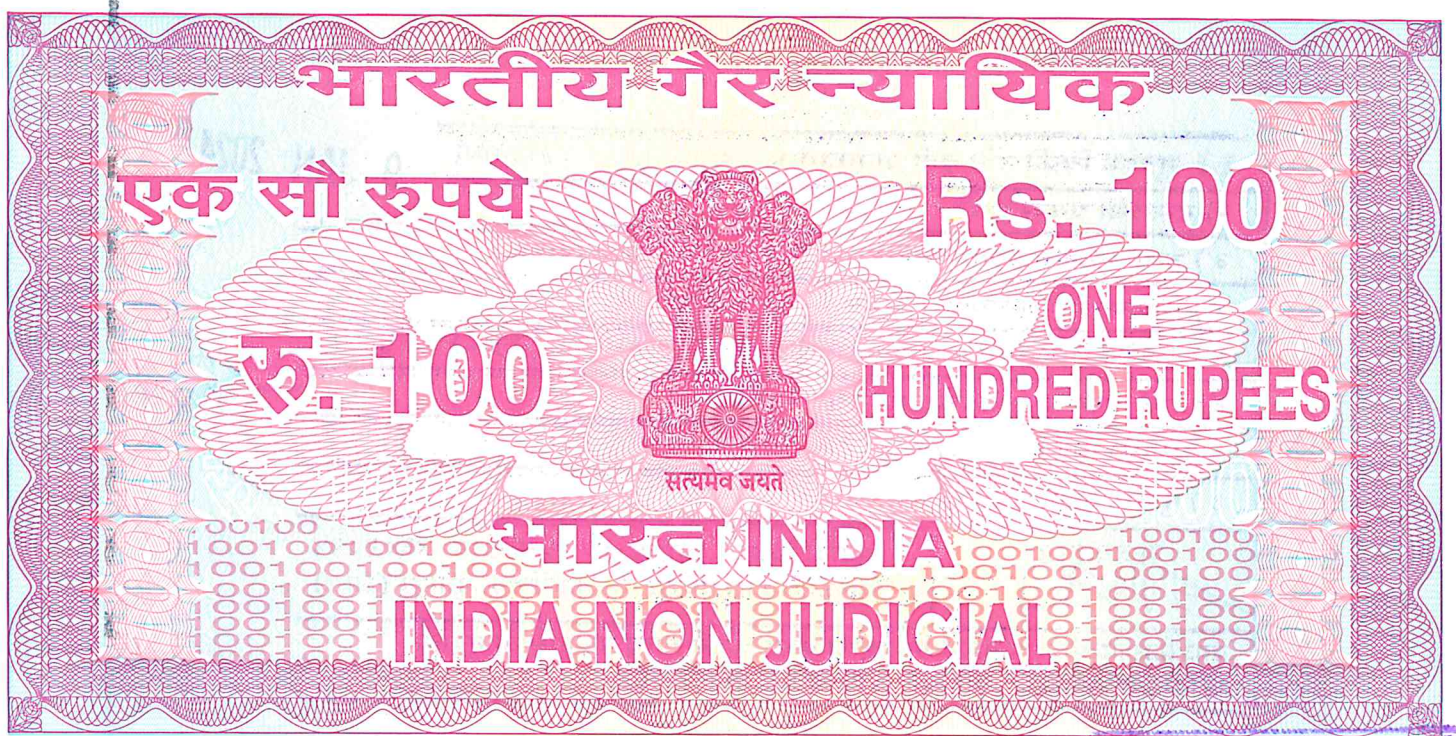
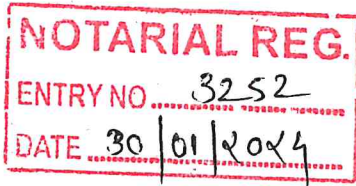




महाराष्ट्र MAHARASHTRA

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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 Shri. Pramod Laxman Bankar previous promoter of the proposed project "Silver Star - 1", duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated 01/12/2023.

I, Pramod Laxman Bankar, previous promoter of the proposed project/duly authorized Tirupati Developers (Through Partner Mr. Rahul Arunrao Urganlawar), Owner and Current Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

१) मुद्रांक विक्री नोंद वही अनुक्रमांक	८०६० / दिनांक	9 JAN 2024
२) दस्ताचा प्रकार	पिवी	
३) दस्त नोंदणी करणार आहेत का ?	होय/नाही	
४) मिलाकतीचे थोडक्यात वर्णन	विक्रपती देहपती	
५) मुद्रांक विकत घेणाऱ्याचे नाव व माली	विक्रपती देहपती	
६) हस्ते असल्यास त्यांचे नाव पत्ता व सही.	विक्रपती	
७) दुसऱ्या पक्षकाराचे नाव	+	
८) मुद्रांक शुल्क रक्कम	+	
संजय हरदे	मुद्रांक विक्रीचा, ता.क्र. ४/६ कोड क्र. ४६०३०२४	
	जिल्हाधिकारी परिसर, त. कार्यालय, नमपूर (शहर)	
ज्या कारणासाठी माली मुद्रांक खरेदी करत त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.		



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 31st January 2029.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

DEPONENT

Shri. Pramod Laxhman Bankar

Previous Promoter

Acting Through duly constituted Attorney

M/sTirupati Developers

Through Partner Mr. Rahul Arunrao Upganlawar)

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 30 day of January 2024.



DEPONENT

Shri. Pramod Laxman Bankar

Previous Promoter

Acting Through duly constituted Attorney

M/s Tirupati Developers

Through Partner Mr. Rahul Arunrao Uppanlawar



Sworn before me on this 30th day of Jan. 2024 at Nagpur by
Shri/Smt. Ku. Above deponent
No Nagpur who has been identified by
Shri/Smt. Advocate Nagpu


NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

