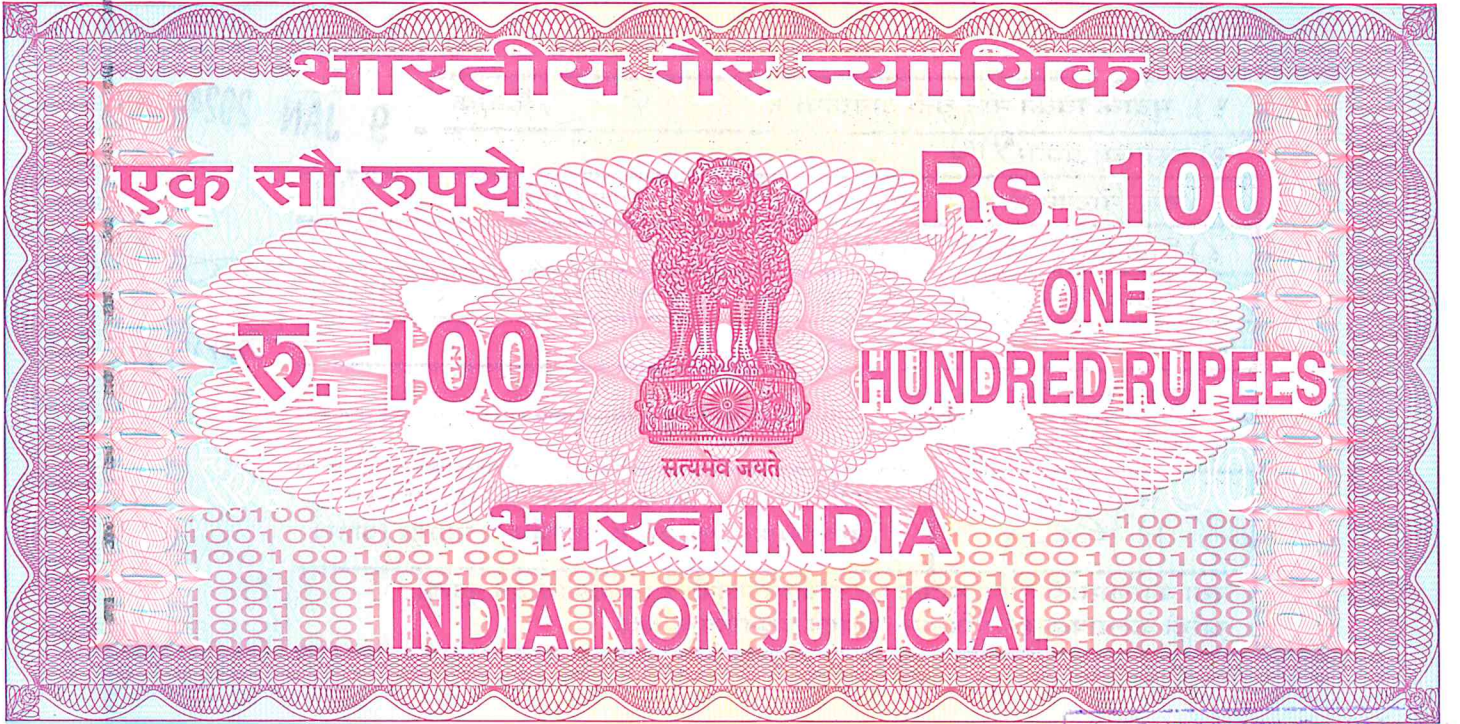
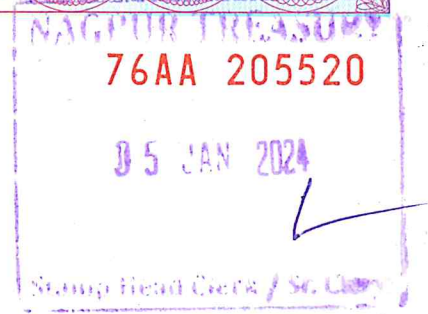
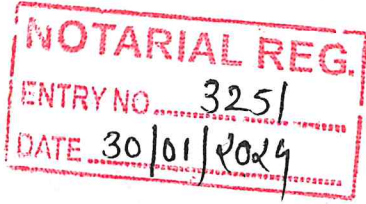




महाराष्ट्र MAHARASHTRA

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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 Tirupati Developers (Through Partner Mr. Rahul Arunrao Urganlawar) 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, Tirupati Developers (Through Partner Mr. Rahul Arunrao Urganlawar) promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

|                                                                                                                                    |                                                 |            |
|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------------|
| १) मुद्रांक विक्री नं. वही अनुक्रमांक                                                                                              | ८०६२ / विनांक                                   | 9 JAN 2024 |
| २) दस्ताच्या प्रकार                                                                                                                | ११४                                             |            |
| ३) दस्त नोंदणी करणार आहेत का ?                                                                                                     | होय/नाही                                        |            |
| ४) मिळकतीचे थोडक्यात वर्णन                                                                                                         |                                                 |            |
| ५) मुद्रांक विकत घेणाऱ्याचे नाव व सही                                                                                              | लिकपती डेस्कपर्स                                |            |
| ६) हस्ते असल्यास त्याचे नाव पत्ता व सही,                                                                                           |                                                 |            |
| ७) दुसऱ्या पक्षकाराचे नाव                                                                                                          |                                                 |            |
| ८) मुद्रांक शुल्क रक्कम                                                                                                            |                                                 |            |
| संजय हरडे                                                                                                                          | मुद्रांक विक्रीत, का.क्र. ४/८६ कोड क्र. ४६०१०२४ |            |
|                                                                                                                                    | निराधिकारी परिसर, त. कार्यालय, वामपूर (अहम)     |            |
| ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्याची त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात याप्रमाणे पंजीयनात्मक 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 31<sup>st</sup> 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

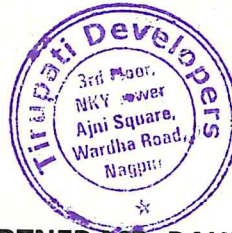
FOR, TIRUPATI DEVELOPERS  
PROMOTER

(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

FOR, TIRUPATI DEVELOPERS  
PROMOTER  
(THROUGH PARTNER MR. RAHUL ARUNRAO UPGANLAWAR)



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

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

