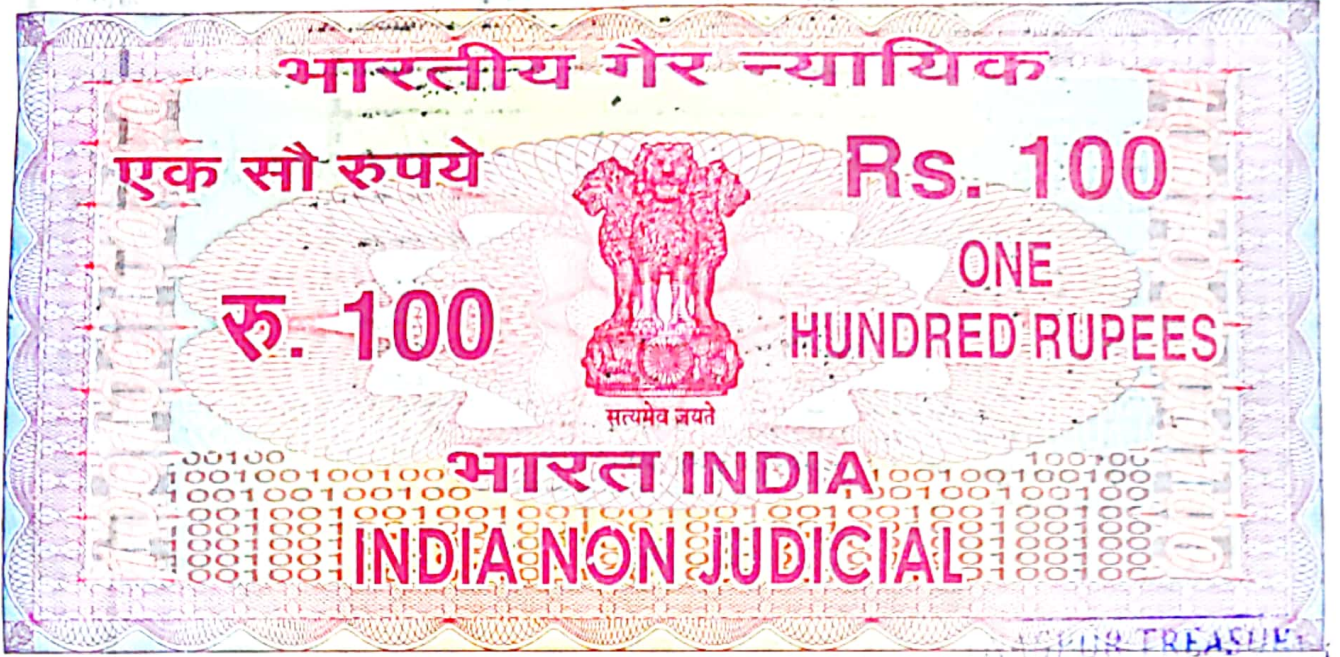




महाराष्ट्र MAHARASHTRA

© 2022 ©

52AA 054896

34 AUG 2023



Stamp Head Clerk / Secretary

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 Orange City Realty (Through Proprietor Mr. Vishal Premal Bawistale), Promoter of the proposed project "Orange City VI" duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated 24/07/2023.

I, Orange City Realty (Through Proprietor Mr. Vishal Premal Bawistale), promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



8 AUG-2023

NOTARIAL REG.

ОТД.



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 30th September 2028.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. I 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

V. B. Bawistale

FOR, ORANGE CITY REALTY
PROMOTER

THROUGH PROPRIETOR MR. VISHAL PREMLAL BAWISTALE

Verification

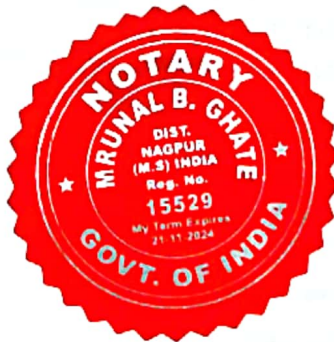
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us on this 8th day of August 2023.

DEPONENT

Vishal

FOR, ORANGE CITY REALTY
PROMOTER
THROUGH PROPRIETOR MR. VISHAL PREMLAL BAWISTALE



SWORN SOLEMNLY AFFIRMED
BY Above Deponent

WHO IS PERSONALLY KNOWN
TO ME IDENTIFIED SELF/AT...
20/09/2023

BEFORE ME THIS THE
DAY OF 20/09/2023
AT NAGPUR M. Ghatge

20/09/2023

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

