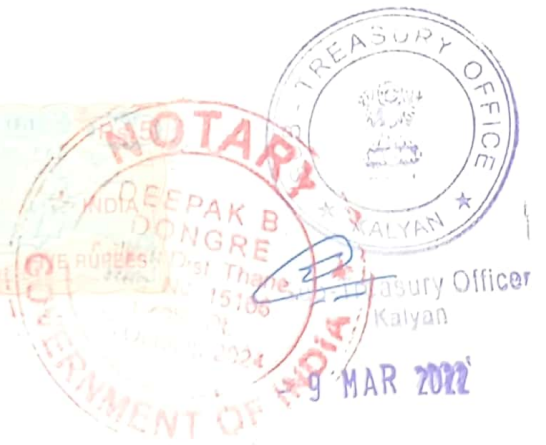




महाराष्ट्र MAHARASHTRA

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BB 818107



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. Naresh Chaplot promoter of the project duly authorized by the promoter of the project, vide its authorization dated 16/03/2022.

I, Mr. Naresh Chaplot S/o. of Manoharlal Chaplot resident of Mumbai, partner of 'M/s. Aastha Realtors' and promoter of 'Aastha Omkar' being duly authorized hereby solemnly declare, undertake and state as under:

नरेश चपलोट

प्रति प्रतिपापवासी (अनुच्छेद-.....)

प्रतिपापन कोणाकडे सादर करावयाचे :

प्रतिपापनसाठीचे कारण :

मुद्रांक विभाग येथील नांव व रहिवासी पत्ता :

मुद्रांक विभाग येथील नोंद वही अनुक्रमांक :

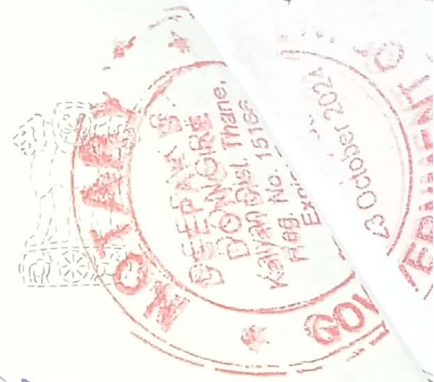
मुद्रांक विभाग येथील तार :

परिपापनसाठी मुद्रांक मिळवण्याची तारीख :

तारीख मुद्रांक मिळविलेले ठिकाण :-

सिध्दार्थ नगर, कोतसेवाडी, जिल्हा त्रिपुरा

जेणेकरिता यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारण जाहीर
मुद्रांक खरेदी करविल्याचे हे भविष्यात जाणवणे बंधनकारक आहे.



Vishal.



मुद्रांक विभाग, कोतसेवाडी, त्रिपुरा

मुद्रांक विभाग, कोतसेवाडी, त्रिपुरा

1. That the Firm has legal title Report to the land on which the development of the project is proposed

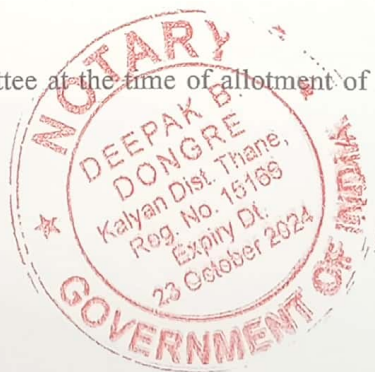
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is 31st December, 2026.
4. That seventy percent 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 shall be withdrawn in accordance with Rule 5.
6. That 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter shall inform the Authority regarding all the changes that have 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 promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

For M/s. Aastha Realtors

नरेश चपलोट

Naresh Chaplot
Partner



Verification

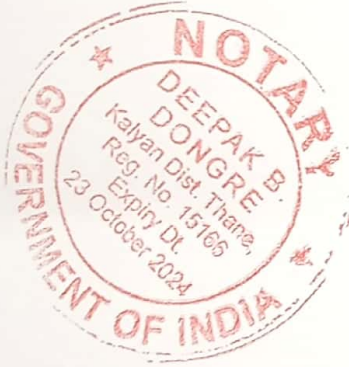
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Mumbai on this 16th day of March, 2022.

For M/s. Aastha Realtors

नरेश चपलोट

Naresh Chaplot
Partner



ATTESTED BY

DEEPAK B. DONGRE
B.L.S, LL.B
ADVOCATE & NOTARY
Government of India
Kalyan, Dist. Thane, Maharashtra
Reg. No. 15196

18 APR 2022