



FORM 'B'

Affidavit cum Declaration of **Mr Satish Bhimsen Agarwal**, Age 49 Yrs ,Occ Business
Duly Authorized by promotor of the proposed project .

I, Mr Satish Bhimsen Agarwal Occupation - Businessduly authorised by **M/S Essen Realtors** ,having Registered Office at S No 142/2 , C.T.S No 5102 , Near Khandoba Mandir Chowk , Akurdi , Pune 411035 , Promotor Of the Proposed Project "**Aishwaryam Gemstone**" , do hereby solemnly declare, undertake and state as under.

1. That the promoter has a legal title Report to the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the time within which the project shall be completed by me promoter is **31/03/2025**.
4. That seventy percent amount to be realized hereinafter by the promoter from the real estate project from the allottees, from time to time, shall be deposited in separate account to be maintained in scheduled bank to cover the cost of construction & the land cost shall be used only for that purpose.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
6. That the promoter shall get the account 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 withdrawal has been in compliance with the proportion of completion of the project.
7. That the 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 have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Verification

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

Verified by us at Pune on this ____th Day of August 2022.

IDENTIFIED BY

Sign.

Adv.

Mob.

For, M/s. ESSEN REALTORS

MR. SATISH BHIMSEN AGARWAL

Deponent.

BEFORE ME

MURCHAND HARI BHAT
ADVOCATE & NOTARY
GOVT. OF INDIA
Pune, Pune Dist.

10 AUG 2022



