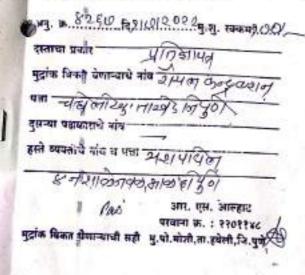


महाराष्ट्र MAHARASHTRA

@ 2022 @

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FORM 'B' [See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum DeclarationofMr./Ms.ROYAL CONSTRUCTION promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorizationdated 06/06/2022 :

I,HÄRIBHAU DNYANESHWAR TAPKIR AND DNYANESHWAR SURYAKANT CHOUDHARI AND LANDOWNERS promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state asunder:



Deponent ATTESTED S. Jadhav Advocate & Notary Govt. Of India Indrayani Nagar, Bhogari, PUNE - 411 026 1. That I / promoter have / has a legal title to the land on which the development of the project isproposed

OR

have/has a legal title to the land on which the development of the proposed project is to be carriedout

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.

That the said land is free from allencumbrances.

OR

That detailsofencumbrances including details of any rights, title, interest or name of any party in or over such land, along withdetails.

- That the time period within which the project shall be completed by me/promoteris 31/12/2025.
- 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.
- That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of theproject.
- That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 theproject.
- 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.
- That I / promoter shall take all the pending approvals on time, from the competent authorities.

That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under theAct.

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 anygrounds.

Deponent

Verification

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

Verified byme at PUNE onthis 29 days JUNE 2022.

NOTARIAL NOTARIAL NOTARIAL NOTARIAL

Deponent

Vikes S Jadhav
Advocate & Notary
Govt. Of India
Indravani Nage. Bheyari, Puss. 411 035