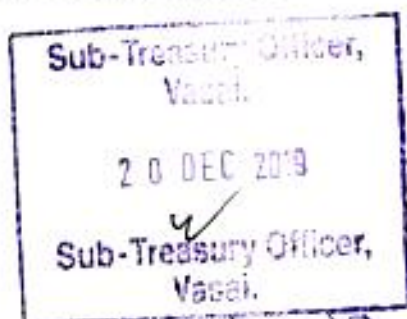




महाराष्ट्र MAHARASHTRA

2019

27 DEC 2019
VH 736004



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 M/s. Sharp Developers Promoter of the proposed project ORCHID VILLAS duly authorized by the promoter of the proposed project, vide its/his/their authorization dated ;

We, M/S Sharp Developers Promoter of the proposed project / duly authorized by the promoter of ORCHID VILLAS the proposed project do hereby solemnly declare, undertake and state as under:

1. That We / Promoter have / has a legal title R e p o r t to the land on which the development of ORCHID VILLAS the project is proposed

27 DEC 2019

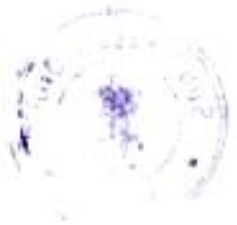
फक्त गिरीमजदारी / ONLY FOR AFFIDAVIT

1. मुद्रांक विक्री नोंदवही अ.क्र. क्रमांक -/ दिनांक 893
(Serial No. / Date) 27/12/19

2. मुद्रांक विक्रीत योग्यावली नांव, उद्दिवासाचा पत्ता व सही
(Stamp Purchaser's Name,
Place of residence & Signature)

3. परवानकाधारक मुद्रांक विक्रीसाठी आहे
व परवानका (अर्जात तसेच मुद्रांक विक्रीत) दिनांक/वर्षा 920207/जातवारी

(ज्या कारणासाठी वकील मुद्रांक विक्रीत केला जातो. त्या कारणासाठी सही केलेल्यापत्रात
व नोंदवहीत)





OR

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

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 project land is free from all encumbrances.

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project;
31ST MAY 2026

4. (a) For new projects :
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.

- (b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter 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.

OR

(ii) That entire of the amounts to be realised hereinafter by us/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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That We / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That We / the Promoter shall take all the pending approvals on time, from the competent authorities.
8. That We / 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 We / the Promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That We / 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

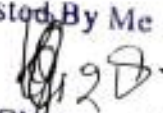
 Deponent

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

Verified by me at _____ on this _____ day of _____



 Deponent

Attested By Me

G. S. Chaturvedi
Notary Govt Of India
Regd No. 1566