

1. M/s TIRUPATI ENTERPRISES the promoter has a legal title report 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 project land is free from all encumbrances.

3. That the Project would be completed by me on or before 31/12/2023.

4. That seventy percent of the amount realized by me for the real estate project from the allottees; from time to time, shall be deposited in a separate account to be maintained in scheduled bank to cover the cost of construction and the land cost and shall be used for the purpose.

5. That the amount from the separate accounts shall be withdrawn in accordance with Rule 5

6. That I 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 the said project have been utilized for the same and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I shall take all the pending approvals on time, from the competent authorities.

8. That I 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 I have has furnished such other documents as have been prescribed by the rules and regulations made under the ACT. That I 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 there from.

Verified by me at Navi Mumbai on 07/08/2020

SAGAR R.PATEL

For TIRUPATI ENTERPRISES

Partner

Partner of M/s TIRUPATI ENTERPRISES

ATTESTED BY ME

- 7 AUG 2020

(Deponent)

Adv. ASHOK P. GAYKAR  
B.Com., LL.B., UGCSA  
NOTARY GOVT. OF INDIA  
Regn. No. 5473

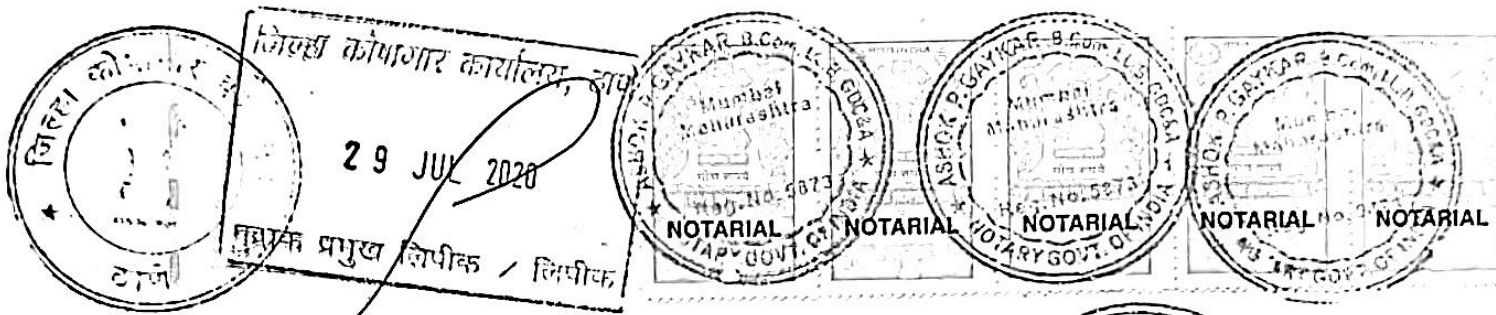




महाराष्ट्र MAHARASHTRA

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- 7 AUG 2020 - WF 158916



Form 'B'

[See Rule 3(6)]

### AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of M/s. TIRUPATI ENTERPRISES through its partner Mr. Sagar R. Patel Promoter of the proposed project.

I, Mr. Sagar R. Patel, Partner of M/s TIRUPATI ENTERPRISES, The promoters of the proposed project 'TIRUPATI HEIGHTS', do hereby solemnly declare undertake and state as under:

For TIRUPATI ENTERPRISES

*Sagar R. Patel*  
Partner

SAGAR R. PATEL