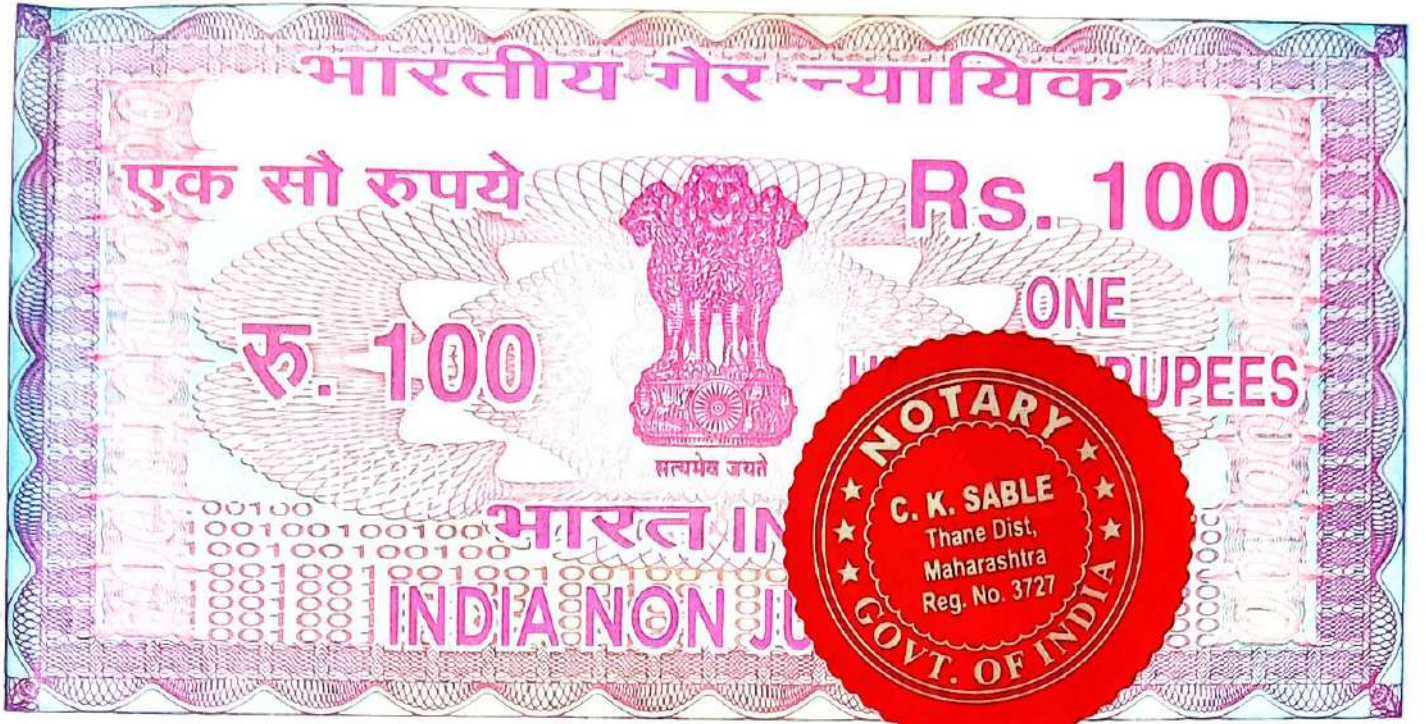


07 DEC 2021

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महाराष्ट्र MAHARASHTRA

2021

07 DEC 2021

ZD 600883



उप कोषागार कार्यालय, उल्हासनगर
मार्गक प्रयोजन दिनांक

29 NOV 2021

उप कोषागार अधिकारी, उल्हासनगर



Form "B"

[See Rule 3(6)]

**Declaration, supported by an Affidavit, which shall be signed by the
Promoter or any Person Authorised by the Promoter**

Affidavit cum Declaration

I **Mr. Bhushan Nandkishor Patkar**, proprietor of **Marque Empire Real Estate** has undertaken the project of redevelopment of **Shree Tirupati Darshan Co. Op. Hsg. Soc. Ltd** renamed as **Ram Regalia** do hereby solemnly declare, undertake and state as under:

1. That I have 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. The Project is free from all encumbrances.

दस्ताचा प्रकार/अनुच्छेद कमांक :- Affidavit - 4

दस्त नोंदणी करणार आहेत का? :-

नोंदणी होणार असल्यास :-

निबंधक कार्यालय :-

मिळकतीचे वर्णन :-

मोबदला रक्कम :-

मुद्रांक विकत घेणा-याचे नांव :- Bhushan Nand Keshoo Patkar

दुस-या पक्षकाराचे नांव :-

हस्ते असल्यास त्यांचे नांव व पत्ता :- Vishal M. Bhapi

मुद्रांक शुल्क रक्कम :- 100/- Rupee

मुद्रांक विकी नोंद वही अनुक्रमांक :- 547 ①

मुद्रांक विकत घेणा-याची सही :-

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

[Signature]

[Signature]

अबोली राणे

स्टॅम्प वेंडर ला.नं. १२१२०१७
बेलवली, बदलापूर.



3. That the time period within which the project shall be completed by me from the date of registration of the project is 30 Months. (30/07/2024) *Patkar*
4. That entire of the amounts to be realised hereinafter 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 a schedule 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 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 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 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 furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.



Patkar

Mr Bhushan Nandkishor Patkar

Proprietor

Marque Empire Real Estate



Verification

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

Verified by me.

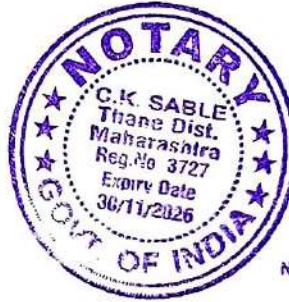


[Signature]

Mr Bhushan Nandkishor Patkar

Proprietor

Marque Empire Real Estate



Before me
[Signature]

C. K. SABLE
NOTARY
Government of India
Sr. No. 261 Pg.No. 37

Shivkrupa Bldg.
Near Dombivali Nagrik Sha Bank Ltd,
Nr Mayekar Optician,
Badlapur (E) Dist. Thane

16 MAR 2022