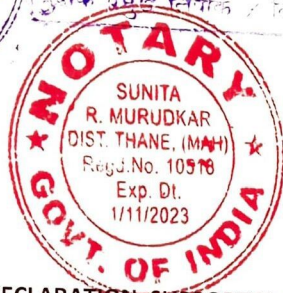




महाराष्ट्र MAHARASHTRA ० 2023 ०

65AA 355925



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 Mr. Sujeet Subhash Thorat Partner of Manas Group (Mauli, Plot no. 12, Sector 20, New Panvel East, Panvel - 410206) promoter of the proposed project.

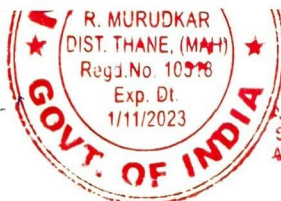
I Mr. Sujeet Subhash Thorat Partner of Manas Group, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For M/S MANAS GROUP

Partner

For M/S MANAS GROUP

Partner



SUNITA R. MURUDKAR
B.A., LL.M., D.C.L.
Regd. No. 10518
ADVOCATE & NOTARY (Govt. Of India)
Sumangal C.H.G., Row House No. 11, Sector-2,
Airoli, Navi Mumbai-400 705, Dist. Thane (Mah.)

31 JUL 2023

1. That I have 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 period within which the project shall be completed by me from the date of registration of project As Specified in the Registration Form i.e. 31st May 2027 .
4. (a) For new projects :
That seventy per cent of the amounts realised 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 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.



Deponent

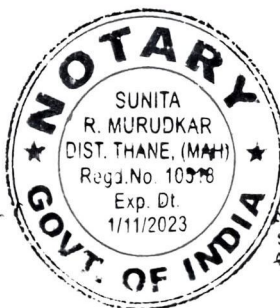
Verification

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 _____ on this _____ day of 2023.

For M/S MANAS GROUP

[Signature]
Partner



ATTESTED BY ME

[Signature]
- 31/07/2023

SUNITA R. MURUDKAR
B.A., LL.M., D.C.L.
Regd. No. 10518

ADVOCATE & NOTARY (Govt. Of India)
Sumangal C.H.S., Row House No. 11, Sector-2,
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31 JUL 2023