



महाराष्ट्र MAHARASHTRA

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38AA 161429

1-3 JAN 2023

फक्त प्रतिज्ञापत्रासाठी (शे.)

अनु.क्र. 24(24) दि. २४/१२/२०२२

मुद्रांक विक्त घेण्यासाठी माल असुम के सुराणा

फता सांगीधाम पुणे

हस्ताक्षर चेतन लुधारे

हस्ताक्षर ए. कुलकर्णी

२२/१२/२०२२

मुद्रांक विक्त घेण्यासाठी माल १३३, दुधनाथ रोड, पुणे-४२

साक्षात्पत्र घेण्यासाठी माल/प्रमाणपत्रासाठी सादर करण्यासाठी

मुद्रांक घेण्यासाठी असाधारण न्याय (मुद्रांक घेण्या दि. १/७/२००४ मुद्रांक)

ज्या कारणासाठी ज्यांनी मुद्रांक घेतले असा त्यांनी सादर करण्यासाठी मुद्रांक

बरेदी केवळपासून ६ महिन्यांच्या बाबतचे बंधनकारक आहे

FORM 'B'

[See rule 3(6)]



12 DEC 2022

प्रथम मुद्रांक लिपीक कोबागार पुणे करिता

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. Atul K. Surana (Prop. of M/s. A K Surana Developers) and the promoter of the proposed project:

I, Mr. Atul K. Surana (Prop. of M/s. A K Surana Developers) duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, Mr. Atul K. Surana (Prop. of M/s. A K Surana Developers) the promoter has a legal title through development agreement to the land on which the development of the project is proposed

AND

- a) Legally valid authentication of title of such land for development of the real estate project is enclosed herewith.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter from the date of registration of the project is up to 31/12/2027.
4. (a) For new projects :
  - (i) That seventy per cent of the amounts realised by 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 realized hereinafter by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That 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 the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.





10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

M/s. A K Surana Developers

Mr. Atul K. Surana

Proprietor/Promoter

(Promoter)

(Deponent)

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by me at Pune on this 3<sup>rd</sup> day of January , 2023

BEFORE ME

14/1/23

SUNIL R. KOTLIKAR  
NOTARY, GOVT. OF INDIA  
PUNE DISTRICT (MAHARASHTRA)  
REGD NO. 9054

M/s. A K Surana Developers

Mr. Atul K. Surana

Proprietor/Promoter

(Promoter)

(Deponent)

