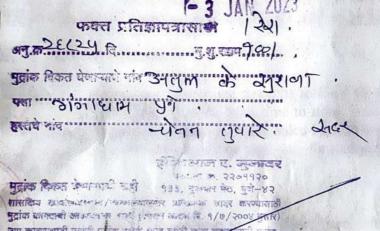


महाराष्ट्र MAHARASHTRA

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शासिक कार्याकार मानिका कार्याकार प्राच्याका आवर करण्यासाठी प्रदांत कार्याकारों अस्तर करण्यासाठी प्रदांत कार्याकारों अस्तर करण्याकारी प्रदांत कार्याकारों अस्तर कार्याकारों प्रदांत कार्याकारों अस्तर कार्याकारों अस्तर कार्याकारों अस्तर कार्याकारों अस्तर कार्याकारों कार्याकारों अस्तर कार्याकारों कार्याकारों



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALE BE SIGNED 3 BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER NO. 1



Sunti R Area

Read. I

Affidavit cum Declaration



Affidavit cum Declaration of Mr. Atul K. Surana (Prop. of M/s. A K Surana <u>Developers</u>) and the promoter of the proposed project:

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

1. That, Mr. Atul K. Surana (Prop. of M/s. A K Surana Developers) the promoter to the land on which the promoter is 21/10/20 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.



GOVT. OF TO

O. 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 3rd day of January, 2023

SEFORE ME

NOTARY, GOVT. OF INEMA

REGO NO. SALE

M/s. A K Surana Developers

Mr. Atul K. Surana

Proprietor/Promoter

(Promoter)

(Deponent)



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