



महाराष्ट्र MAHARASHTRA

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41AA 026596

ONLY FOR AFFIDAVIT (Article-4)

20 FEB 2023

Reg. Serial No. 74755 Date Rs. 100/-

Stamp Purchaser Name Vinod P. Chandewani

Place of Residence Punawale pure 33

Through Name Sandip Sonkamble

Stamp Purchaser or through Sign Sandip

Sign: JAY D. WANWARI, Lic. No.: 2201067
(Stamp Vendor) Pimpri, Pune-411 017.

It is compulsory the reason for which who has purchased stamp should be used by him for that reason only within 6 Months from the date of Purchase

FORM 'B'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vinod P. Chandewani (Auriga Realto's) Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

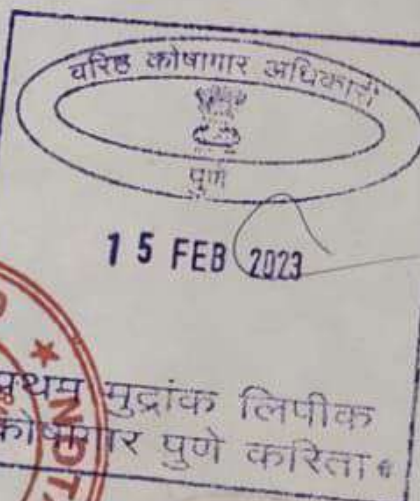
I, Vinod P. Chandewani promoter of the proposed project / duly Authorized by the promoter of the proposed project at S. No. S.NO.10/2(P), 10/4B/1(P), 10/4B/2(P), 10/6(P), 10/7(P), 10/15(P), Punawale, Pune-411033, do hereby solemnly declare, undertake and state as under

1. That I have a title Report to the land on which the development of the proposed Project is to be carried out

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 time period within which the project shall be completed by me/promoter from the date of registration of project: MIRAI PHASE-I, 31-12-2026.

4. (a) For new project:

That seventy per cent of the amounts realized by me/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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy percent of the amounts to be realized hereinafter by me/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 me/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 I/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 I/the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/the promoter shall inform 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/the promoter have/ has furnished such other documents as have been prescribed by the rules, and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or 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 therefrom.

Verified by me on this 28th day of Feb, the Year 2023

BEFORE ME

RATAN V. KOYLE
B. A. (HONS). LL. B
ADVOCATE & NOTARY
GOVT. OF INDIA PUNE
(Reg. No 11281)

28 FEB 2023

Dependent
(Vinod P. Chandwani)
(Auriga Realtors)