



महाराष्ट्र MAHARASHTRA

2022

20AA 463682

मूल्य प्राप्त जापनासातः
१. १९१२६... ६११२२... पु.शु.रकम. १००/-
दाल निरुत धणान्याच नार Shashikala Dilip Taras
म. MUKAI... chowk Kiwale pune
सह नार Aditya Durgade

मालती वसंत माकाश
महाना २ २०१९४१
मालती वसंत माकाश पुणे - ३३
मालती वसंत माकाश पुणे - ३३
मालती वसंत माकाश पुणे - ३३



02 SEP 2022

प्रथम मुद्रांक लिपिक
कोषागार प्रयो करिता

FORM-B

I, Mr. Avinash Jayawant Durgade, Age about 48 years, Hindu inhabitant of Haveli, Pune 411033, the proprietor of M/s. ADITYA CONSTRUCTION (hereinafter referred to as the "Promoter") and the promoter of the New Project "DURGADE HEIGHTS" (for short the said "Project") situated on all those pieces and parcels of the land bearing S.No.80/9/1, Village - Kiwale Taluka-Haveli, District Pune-412101 (for short the "Land"), do hereby solemnly declare, undertake and state as under:



1. That Promoter has a legal Title to the land on which the development of the Project is new;
2. That the land is free from all encumbrances other than mentioned below:
 - (a) Mortgages created by prospective purchasers/allottees upon their prospective Apartments/Units in the said Project in future.
3. Thesaid Project shall be completed on or before **31th day of December 2023** from the date of registration of the said Project;
4. That 70 per cent of the amounts to be realized hereinafter by Promoter for the said real estate Project from the prospective Allottee/s, 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 That the amounts from the said separate account shall be withdrawn in accordance with Rule 5;
6. That 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 Promoter shall take all the pending approvals on time, from the competent authorities;
8. That Promoter shall inform the Real Estate Regulatory 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 7 (seven) days of the said changes occurring;
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act;
10. That Promoter shall not discriminate against any Allottee/s at the time of allotment of any apartment, plot or building, as the case may be;



Place: Pune

Deponents

Date: September 9, 2022

(i) Mr. Avinash Jayawant Durgade

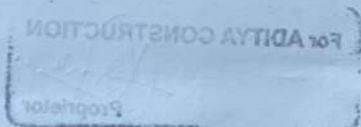
IDENTIFIED BY

Signature: [Signature]
At: D. P. Kamble
Mob: _____

For ADITYA CONSTRUCTION

[Signature]
Proprietor

Proprietor of M/s. ADITYA CONSTRUCTION



BEFORE ME

[Signature]
PRABHAKAR S. KAMBLE
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
Green Fields, C2/1, Pimpri, Pune - 41



09 SEP 2022

VERIFICATION

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

Verified by me at on 9 September of 2022.

Place: Pune

Deponents

Date: September 9, 2022

(i) Mr. Avinash Jayawant Durgade



Proprietor of M/s. ADITYA CONSTRUCTION



IDENTIFIED BY
Sign
17/1
100
Prabhakar S. Kamble

BEFORE ME

PRABHAKAR S. KAMBLE
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
Green Fields, C2H, Pimpri, Pune - 411

09 SEP 2022