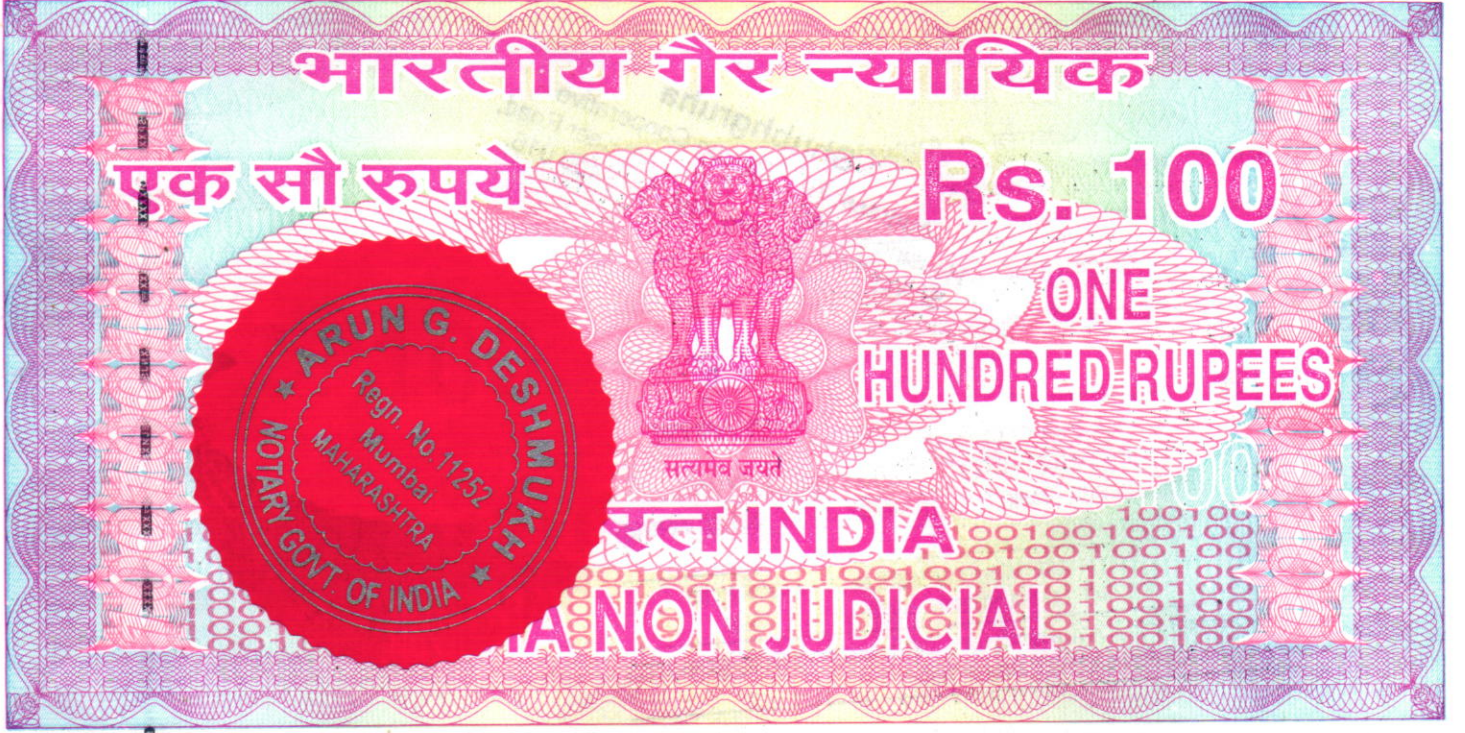




महाराष्ट्र MAHARASHTRA

2022

23AA 559647

NOTED & REGISTERED
Sr. No. 6817 Page No. 47
Date 17/09/2022

FORM 'B'
[See rule 3(4)]

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००२३
- 8 AUG 2022
सक्षम अधिकारी

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

श्री. दि. क. गवई

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ashutosh Gunwant Abhyankar promoter
of the proposed project / duly authorized by the promoter of the proposed
project, vide its/his/their authorization dated 12.08.2022;

I, Ashutosh Gunwant Abhyankar promoter of the proposed project / duly
authorized by the Members of AOP of the proposed project do hereby
solemnly declare, undertake and state as under:

1. We have a legal title 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 said land is free from all encumbrances.

[Signature]





3. That the time period within which the project shall be completed by me/promoter is 30.06.2026.
4. That seventy per cent of the amounts realized by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That we shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.
8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



BEFORE ME

ARUN G. DESHMUKH
REGD. No. 11252 B.Com., LL.B.
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
Office : Shop No. 1, Vinayak Darshan Apartment,
Ganesh Peth lane, Dadar (W), Mumbai - 400 028.


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 _____.



Deponent