



महाराष्ट्र MAHARASHTRA

2022

BP 285001



FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mrs. Ujwala N. Rathod and Mrs. Sae S. Sangoram partners and authorized signatory of M/s. AARA INFRAPROJECTS a partnership firm having their Registered Office at B/702, Gulmohar Gardens, Vijay Nagar, Kalewadi, Pimpri, Pune 411017, promoter of the New project Viz "VEER C.H.S. Ltd" Situated at Survey No 105/1 at village Vadgaon Maval, Taluka Maval, District Pune.

We, Mrs. Ujwala N. Rathod & Mrs. Sae S. Sangoram, partners and authorized signatory of AARA INFRAPROJECTS, do hereby solemnly declare, undertake and state as under:

1. The Promoter is in process of developing in a phase wise manner a land admeasuring approximately 251.12 sq. meters or thereabouts out of Survey Nos 105/1 of village Vadgaon Maval, Taluka Maval, District Pune and the project ids named as "VEER C.H.S.Ltd."
2. That I/We the promoters have/has a legal title to the said Project land on which the development of the project is proposed.

AND

१ मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक १२५५७/- 4 OCT 2022
(Serial No. /Date)

२ वस्तुचा प्रकार दिवकरेण
(Nature of document)

३ वस्तु नोंदणी करणार आहेत का? होय / नाही
(Whether it is to be registered) Yes / No

४ विक्रीसाठीचे धोडव्यात वर्णन -
(Property Description in brief)

५. मुद्रांक विक्रीत घेणाऱ्याचे नाव व पत्ता आरा इन्फ्रा प्रोजेक्शन् वडगांव, मराठवाडा
(Stamp Purchaser's Name & Address)
व सही / Signature

६. हस्त असल्यास त्याचे नाव व पत्ता नरेश प्रसाद रागेड व. वडगांव मराठवाडा
(If through other person then Name & Address)
व सही / Signature

७. दुसऱ्या पक्षाचा नाव देवा कोफ्फे
(Name of the other party)

८. मुद्रांक शुल्क रक्कम ५५०
(Stamp Duty Amount)

९. परवाना क्रमांक - १२०८०९२

तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता - वडगांव मराठवाडा

मुद्रांक विक्रीत - श्री. गुलाबराव गोविंद धाडसकर

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक
खरेदी केल्यापासून ६ महिन्यात यापरी बंधनकारक आहे.



A legally valid authentication of title of said Project land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

3. As on date the said Project Land has not been Mortgaged or no charge has been created in favour of any bank or financial institution. However as and when the charge/security created on the said Project Land, the promoter undertakes to disclose the same on RERA website.
4. There is no litigation pending on the said Larger Land or Project Land
5. That the time period within which the project shall be completed by promoter from the date of registration of project is dated 31st December 2025,
6. That seventy percent of the amounts realised by me/promoter for the real estate project from the allottee, 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.
7. That the amounts from the separate accounts, to cover the cost of the project, shall be withdrawn on proportion to the percentage of completion of the project.
8. That, the amounts from the separate accounts 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.
9. That I, the promoter 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.
10. That I, promoter shall take all the pending approvals on time, from the competent authorities.
11. That I, 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.
12. That I, the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
13. That I, promoter 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.

VERIFICATION

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

Verified by me at on this day of 03/10/2022.



Mrs. Sae Sunil Sangoram



Mrs. Ujawala Naresh Rathod

BEFORE ME


PRATAP TUKARAM SHELAR
ADVOCATE & NOTARY
GOVT. OF INDIA
AT. MALWADI, POST INDORI
MAVAL, DIST. PUNE 410

NOTED AND REGISTERED
AT SERIAL NO. 562/2022
ON - 4 OCT 2022

