



महाराष्ट्र MAHARASHTRA

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WC 703179



उपकोषागार अधिकारी
उपकोषागार कार्यालय, शहापुर

13 JUN 2022

FROM 'B'

[SEE RULE 3(4)]

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

Affidavit cum Declaration of M/s. Shelawale and sons through its partner
Shri. Gajanan Kathod Shelwale. promoter of the proposed project/duly
authorized by the promoter of the proposed project, vide its/his/their authorization
Dated

We, M/s. Shelawale and sons through its partner Shri. Gajanan Kathod
Shelwale. promoter of the proposed project/duly authorized by the promoter of
the proposed project, do hereby solemnly declare, undertake and state as under :

.....2/-



....2/-

1) **M/s.Shelawale and sons through its partner Shri. Gajanan Kathod Shelwale.** have /has a legal title to the land on which the development of the proposed project is to be carriedout 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.

1) That the said land is free from allencumbrances.

2) That the time period within which the project shall be completed by me/promoteris 31/12/2027.

3) That seventy per cent of the amounts realised 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.

4) That the amounts from the separte account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

5) That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

6) That I/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.

7) That I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

8) 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 anygrounds.

...3/-



...3/-

Deponent

Gm

M/s. Shelawale and sons through its partner Shri.
Gajanan Kathod Shelwale.

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 at Shahapur on this 25th day of June, 2022

Deponent

Gm

M/s. Shelawale and sons through its partner Shri.
Gajanan Kathod Shelwale.



BEFORE ME

Mahajan
25/6/2022

SUNIL R. MAHAJAN
B.Com., LL.B.
ADVOCATE HIGH COURT &
NOTARY GOVT. OF INDIA
1848, Shri Ram, Sawant Vihar,
Old Agra Road, Shahapur,
Dist. Thane - 421 801.

This document is noted at
Sr. No. 1817 / 2022 In the
Notarial Register.
25 JUN 2022