



महाराष्ट्र MAHARASHTRA

2022

13AA 988506

या कारणासाठी जमीनी मुद्देक हद्दी केत त्यांचे वारसात वारसात

मुद्रांक स्विकारण्यापासून ६ महिन्यांत वारसात वारसात वारसात वारसात

अनु.क्र. 35719 23 AUG 2022

मु.शु.स्वकम- look
दस्तावा प्रकार- Affidavit

दस्तू नोंदणी करणार आहेत का? होय/नाही.

मिलकतीचे वर्णन-

मुद्रांक विकत घेणाऱ्याचे नांव- Akula Realty

पत्ता- Advantage Tower off No-801, Bardhan pune

दुसऱ्या पक्षकाराचे नांव-

हस्ते व्यक्तीचे नांव व पत्ता- Aditya Harne

Bardhan pune

नितीन एन. गांधी (परवाना नं. 2209048)

ऑफ नं. 29, केदार एम्पायर,

कर्वेरोड, पुणे-30 फोन-24863828 हस्ते/मुद्रांक विकत घेणाऱ्याचे rule 3(6)]

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Aditya Jagannath Harne (Proprietor of M/s Akula Realty) Promoter of the proposed project - "ARINI".

Mr. Aditya Jagannath Harne promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title report to the land on which the development of the project is proposed

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.

That the project land is free from all encumbrances except mortgage created at Godavari urban multistate Co-op. Society Ltd. in lieu of loan against project.

That the time period within which the project shall be completed by me/promoter from the date of registration of project to the completion date 30/05/2024.

4. For ongoing project on the date of commencement of the Act

- (i) That seventy per cent of the amounts to be realised 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 realised 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 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 /the promoter shall take all the pending approvals on-time, from the competent authorities.
8. 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.
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 building, as the case may be.

Deponent

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 Pune on this 24th day of August 2022.

Deponent

BEFORE ME

ANIL LAXMAN BHOSALE
NOTARY GOVERNMENT OF INDIA, PUNE
REGD No 3974

Noted And Registered At
Serial Number 975/2022
24 AUG 2022