



महाराष्ट्र MAHARASHTRA

2022 13 OCT 2022

17AA 592937



27-9-22

FORM B

[See rule 3(4)]



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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration OF 1) Shri Sunil Baijuma Nagdev, 2)
Shri Aniket Ravi Achhra Partners of M/s A Star Developers,
Developer /Promoter of the proposed project (Ample park) duly vide
its authorization dated 03/08/2022.

Prakesh

Prakesh

Prakesh

Prakesh

जोड़पत्र-9/Annexure-I

11 3 OCT 2022

फक्त प्रविष्टिपत्रासाठी (अनुच्छेद-४) Only for Affidavit (Article-4)

For Submitting to _____

Reason for Affidavit: API.

Stamp Purchaser's name/ A Star Developers

Place of residence) Th. Aniket R. Akhse

Serial No. 8142 Date _____

Stamp Purchaser's sign Akhse

परवानाधारक धुमक सिविलचाही राही

11 3 OCT 2022

DANISH M. PATEL

Loc. No. 12803

Box No. 11, Ulhasnagar-421001

या कारणासाठी मला धुमक खरेदी व त्यांनी त्याच कारणासाठी
धुमक खरेदी केल्याबद्दल ६ (सहा) महिन्यात शहराचे बंदवकारक आहे.



1. We Shri Sunil Baijmal Nagdev and Shri Aniket Ravi Achhra are Partners of M/s A Star Developers, Developer /Promoter do hereby solemnly declare, undertake and state as under:

2. We have a legal title to the land on which the development of the proposed project is to be carried out. 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.

3. That the such land is free from all encumbrances including details of rights, title, interest or name of any party in or over such land along with details.

4. That the time period within which the project shall be completed by me/promoter is 31/12/2024.

5. That Seventy percent of the amounts realized 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.

6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 That the amount from separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

8. That We/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 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.

9. That We/Promoter shall take all the pending approval on time, from the competent authorities.

10. That We/Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



Sunil Baijmal Nagdev

Aniket Ravi Achhra

11. 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 the grounds.


Sunil Baijuma Nagdev

1) Shri Sunil Baijuma Nagdev

Aniket Ravi Achhra


2) Shri Aniket Ravi Achhra

Partners of M/s A Star Developers

Verification

I, the deponent above, do here by verify the contents of my above affidavit cum Declaration are true and correct to the best of my knowledge and I here not concealed any material facts.

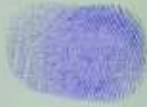
Verified on this 13th day of October 2022

Deponent.

Sunil Baijuma Nagdev




1) Shri Sunil Baijuma Nagdev

Aniket Ravi Achhra




2) Shri Aniket Ravi Achhra



Before Me
13/10/2022
R. S. SAPKAL
B.Com., LL. B.
NOTARY
Reg. No. 15 Sr. No. 506/2022



Handwritten signature in blue ink.