



महाराष्ट्र MAHARASHTRA

2022

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रकम 325 15 JUL 2022

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प्रतिज्ञा पत्र

मुद्रांक रकम

मुद्रांक घेणाऱ्याचे कारण व तपस

वस्तु भाड्याने देण्यात आलेल्या का

मुद्रांक रकम घेणाऱ्याचे नाव व पत्ता

अमर्या देवदत्त

पत्तेचे नाव

नाव व पत्ता

घेणाऱ्याची सही

मुद्रांक घेणाऱ्याची सही/पत्ता/

परवाना क्रमांक

सौ सविता काशीलाल कर्नाड

परवाना क्र. 22011548

परवान्याची मुदत 31/03/2023

कोलनी केशवनगर विठ्ठल



15 JUL 2022

प्रथम मुद्रांक लिपीक कोषागार पुणे करिता



FORM 'B'
[See rule 3(6)]

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. Aastha Developers, through its Partner Mr. Dayanand Tulshiram Walakate promoter of the proposed project duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____



I, M/s. Aastha Developers, through its Partner Mr. Dayanand Tulshiram Walakate 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 promoter have / has a legal title to the land on which the development of the project is proposed and 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 project land is free from all encumbrances.

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3) That the project shall be completed within the time period mentioned by me/promoter from the date of registration of project; Proposed Date of Completion 30/06/2023

4) (a) FOR NEW PROJECTS :

That seventy per cent of the amounts realised by 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) (b) FOR ONGOING PROJECT ON THE DATE OF COMMENCEMENT OF THE ACT

(i) That seventy per cent of the amounts to be realised hereinafter by 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 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 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 the promoter shall take all the pending approvals on time, from the competent authorities.

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

10) That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



[Signature]

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 on this day of 21/07/2022.



[Signature]

Deponent

[Signature]
Adv. Mayur B. Borude
B. Com. LL.B
S. No. 35, Rahatani Phata,
Rahatani, Pimpri, Pune - 17.
Mob.: 9764404050



Noted and Registered at
Sr. No. A-226/2022
Date: 21/7/2022

BEFORE ME

[Signature]
VIJAY OMPKASH DHAKOLIYA
ADVOCATE & NOTARY
GOVT. OF INDIA
PIMPRI, PUNE-411017