



महाराष्ट्र MAHARASHTRA

2019

VK 674444



23 AUG 2019

उप कोषागार अधिकारी
मावळ

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी तो स्टॅम्प व महिन्यात आत वापर करायचा आहे.

दस्तावेज प्रकार/अनुच्छेद क्रमांक:-.....

दस्त बोंदणी करणार आहेत का ? :-.....

बोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नांव:-.....

मिळकतीचे वर्णन :-.....

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता :-.....

दुसऱ्या पक्षकाराचे नांव :-.....

हस्ते असल्यास नांव व पत्ता :-.....

मुद्रांक शुल्क रक्कम :-.....

मुद्रांक विक्री व नोंद वही अनु. क्रमांक :-..... दि.

मुद्रांक विकत घेणाऱ्याची सही :-.....

परवा ताधारक मुद्रांक विक्रेत्याची सही/पत्ता/

परवाना क्रमांक

[Signature]

श्री चंद्रकांत ता. थिटे
तळेगाव दाभाडे, ला.नं. २२०८००३

FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. ADITYA ASSOCIATES promoter of the proposed project " ADITYA ONE " duly authorized by the promoter of the proposed project, vide its/his/their authorization dated



I, **M/S ADITYA ASSOCIATES** Through **Mrs. Avantika Sanjay Baviskar**, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under: S

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

OR

have/has a legal title to the land on which the development of the proposed project is to be 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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 36 Months.
4. 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

7. 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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.



M/S. ADITYA ASSOCIATES
Through its partner

AS Baviskar

Avantika Sanjay Baviskar
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 Talegaon Dabhad on this 10th day of Sept 2019.

M/S. ADITYA ASSOCIATES
Through its partner

A.S Baviskar

Avantika Sanjay Baviskar
Deponent

BEFORE ME

[Signature]

SURENDRA JAYAWANT DABHADE
ADVOCATE & NOTARY
(GOVT. OF INDIA)
BHANDARA DARSHAN COLONY,
TALEGAON STATION,
TAL. MAYAL, DIST. PUNE - 410507

NOTED AND REGISTERED
AT SERIAL NO. 975/19
ON 10/09/19

