

भारतीय नौसन्धानिक

भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये



सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

● 2025 ●

EA 152013

संख्या क्रमी नोंदवा भरु. रुपाक 98103

दिनांक 26 AUG 2025

स्ताना प्रकार- Affidavit

मुद्रांक शुल्क रकम 400/-

दस नोंदवी कालागार आहत का?

होवा (Yea) / नाही (No)

निवासींचे योउक्यात वर्णन-

मुद्रांक विकल घेणाऱ्याचे नांव-

दूसर्या पक्षकारांचे नांव-

दूसरे अत्याक लांचे नांव-

Jiwanji Magaji Chodke - जीवाजी मागजी चोडके

Babam Adoyal

राही. नावक

ग. न. HVL VIII-2201006

टिंगोल्कार, पूळ - 32

ज्ञा काणासाठी यांनी मुद्रांक खंटा कला यांनी त्याच काणासाठी  
पुढाक खोटी केल्याणाऱ्युन द. महिन्यात वापराचे बंधनकारक आहे.



प्रथम मुद्रांक लिपीका  
कालागार पुणे कारिता।

Declaratory





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 **Mr. Jiwaram Magaji Choudhary** proprietor of the proposed project  
“**Aaiji Business Center**”

I, **Mr. Jiwaram Magaji Choudhary** proprietor of the proposed project does hereby solemnly declare, undertake, and state as under:

1. That promoter has a legal title Report to the land on **CTS No. 2243/11(P) + 2243/12, S. No. 163, Village Yerawada, Taluka Pune City, District Pune 411006** which the development of the project is proposed

OR

Has/Have a legal title Report to the land on which the development of the proposed project is to be carried out

AND

A legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

OR

Those details of encumbrances as per EC 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 time period within which the project shall be completed by me/promoter from the date of registration of the project is **31/12/2028**.

4. (A) For New Projects: 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

(b) For ongoing project on the date of commencement of the Act (i) That seventy per cent of the amounts to be realized hereinafter by me/promoter for 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 realized hereinafter by me/promoter for 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 the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That I / 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 utilized 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 has/ have 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.

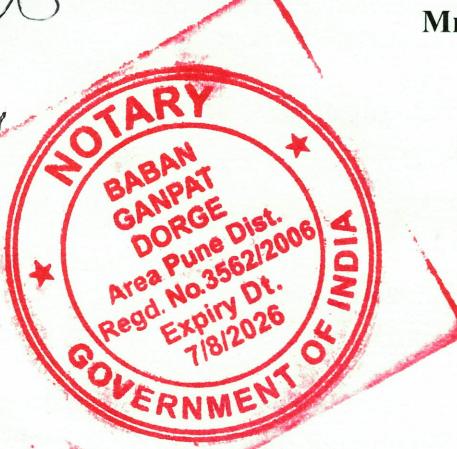
Mr. Jiwaram Magaji Choudhary Deponent

### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

It was verified by me in Pune on ~~23<sup>rd</sup>~~ day of August 2025.

*Mr. Jiwaram Magaji Choudhary*  
26th Aug 2025



Mr. Jiwaram Magaji Choudhary Deponent

**BEFORE ME**

*B. G. DORGE*  
B. G. DORGE  
ADVOCATE & NOTARY  
GOVT. OF INDIA  
REGD. NO. 3562/2006

26 AUG 2025

