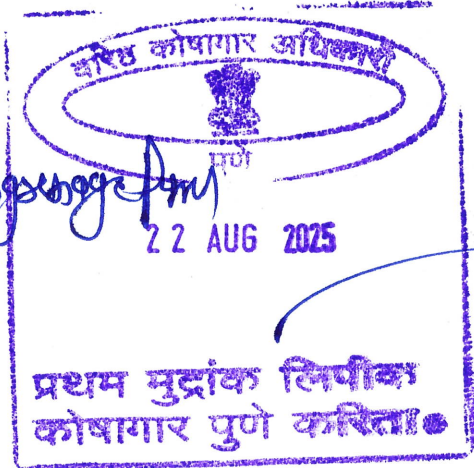


महाराष्ट्र MAHARASHTRA

2025

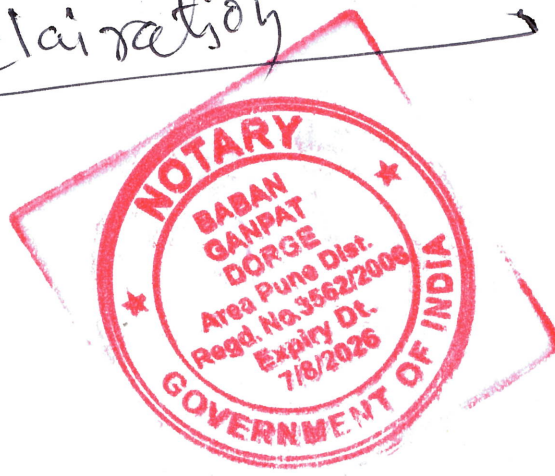
EA 152013

सब विधी नोंदवही अनु. क्रमांक 98450 दिनांक 26 AUG 2025  
दस्तावा प्रकार- Affidavit मुद्रांक शुल्क रक्कम 400/-  
दस्त नोंदणी कारण आहत का? होय(Yes)/ नाही(No)  
मिळकतीचे दौख्यात वर्णन-  
मुद्रांक विकत घेणाऱ्याचे नांव- Jivaram Magaji Chaudhary - Jyotsna Jyoti  
दुसऱ्या पक्षकारांचे नांव-  
हस्त असल्यास त्यांचे नांव- Baban Adiga  
पदांक निम्न लेखणे/ को. अधिकारी पदो वि. सं. विजयकर  
मा. नं. HVL VIII-2291006 दि. 32



ज्या कारणासाठी ज्यांनी मुद्रांक घेतला असा त्यांनी त्याच कारणासाठी मुद्रांक घेऊन येण्यास 6 महिन्यात बांधणे बंधनकारक आहे.

Declaration



008





**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.

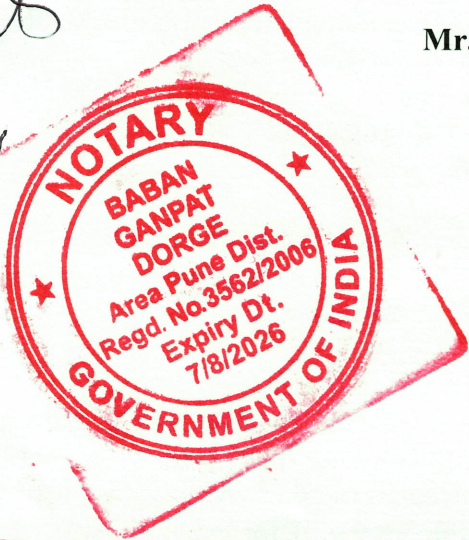
Mr. Jiwaram Magaji Choudhary Deponent

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.

*Handwritten notes:*  
26/8/2025  
26th



Mr. Jiwaram Magaji Choudhary Deponent

**BEFORE ME**  
  
**B. G. DORGE**  
ADVOCATE & NOTARY  
GOVT. OF INDIA  
REGD. NO. 3562/2006  
**26 AUG 2025**

