



महाराष्ट्र MAHARASHTRA

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DK 896370

१. कसबासाठी जमिनी मुद्रांक खरेदी करताना त्याच कागदासहच

मुद्रांक खरेदी करताना त्याच कागदासहच

अनु.क्र. ४४९३ दि. ११/४/२५ ५००/-
मु.शु.रकम.
दस्तावा प्रकार प्रतिज्ञापत्र
दस्त नोंदणी करणार व्यक्तीचा ना ? होय/नाही
निष्कृतीचे वर्णन
मुद्रांक विकत घेणाऱ्याचे नांव अश्वविनायक इन्फ्रा
पत्ता लोणीकाळमोर पुणे
दुसऱ्या पक्षाकडचे नांव
हस्ते व्यक्तीचे नांव अश्वविनायक इन्फ्रा
मुद्रांक विकत घेणाऱ्याची सही

वरिष्ठ कोषागार अधिकारी
पुणे
०३ APR २०२५
प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता



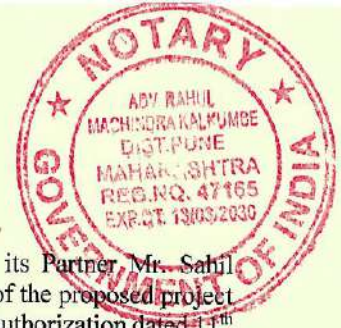
FORM - 'B'
[See rule 3(4)]

Affidavit cum Declaration



For ASHTAVINAYAK INFRA
Kule.
Partner

सिद्ध वसंत शेनावणे



Affidavit-cum-Declaration of M/S ASHTAVINAYAK INFRA through its Partner Mr. Sahil Suresh Karale Promoter and Co-Promoters Ms. Sindhu Vasant Sonawane of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 11th April 2025;

We, M/S Ashtavinayak Infra through its partner Mr. Sahil Suresh Karale Promoters and Ms. Sindhu Vasant Sonawane Co-Promoters of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, we have a legal title to the land on which the development of the project is proposed

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, they said land is free from all encumbrances.

3. That the time period within which the project shall be completed by Promoter from the date of registration of Project. Project shall be completed till 31/03/2028.

4. That, seventy per cent of the amounts realized by Promoter & Co-promoters 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project, in accordance with Rule

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, We promoter & Co-promoters 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That, We promoter & Co-promoters shall take all the pending approvals on time from the competent authorities.

9. That, We promoter & Co-promoters have furnished such other documents as have been prescribed by the rules and regulation made under the Act.

Handwritten signature

सिंधू वसंत सोनावणे

10. That, We The Promoters and Co- 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



Deponent

Promoters -

M/S ASHTAVINAYAK INFRA-

Through its Partner-

Mr. Sahil Suresh Karale

Karale



Co- Promoters -

Ms. Sindhu Vasant Sonawane.

सिंधु वसंत सोनावणे



Verification

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

Verified on this day of

Deponent

Promoters -

M/S ASHTAVINAYAK INFRA-

Through its Partner-

Mr. Sahil Suresh Karale

Karale



Co- Promoters -

Ms. Sindhu Vasant Sonawane.

सिंधु वसंत सोनावणे



BEFORE ME

ADV. RAHUL MACHINDRA KALKUMBE
NOTARY GOVT OF INDIA
DIST PUNE
REG. NO. 47165

24/04/2025

डॉ. विनीत तिडके
IDENTIFIED BY
ADV.-
DATE- 24/04/2025

