



## महाराष्ट्र MAHARASHTRA

© 2024

DK 896370

अनुज्ञा दि.  
दस्तावच प्रकार  
दस्त नोंदवी दस्तावच दोनों क  
निष्कृतीचे वर्जन  
मुद्राक विकल देवाचार्ये नोंद  
दस्त **लोणीका**  
दस्तचा पक्षाचार्ये न  
दस्ते व्यापीचे वर्जन

१५१४८  
मु.शु.रक्षम.

१५१४८  
मु.शु.रक्षम.

१५१४८  
मु.शु.रक्षम.

१५१४८  
मु.शु.रक्षम.

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

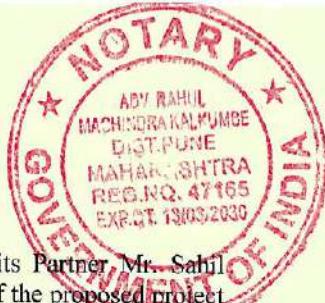
### Affidavit cum Declaration



For ASHTAVINAYAK INFRA

Kurt.  
Partner

सिंह वर्षत शोनावण



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 11<sup>th</sup> 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project, in accordance with Rule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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

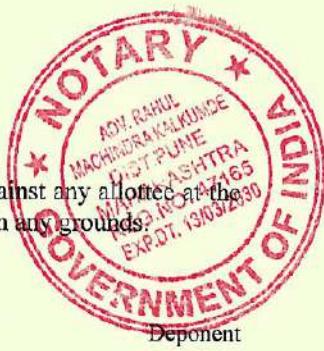
8. That, We promoter & Co-promoters shall take all the pending approvals on time from the competent authorities.

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

*Karale*

*Mr. Ady Rahul Machindra Kalpumbe*

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.



Promoters -

**M/S ASHTAVINAYAK INFRA-**  
Through its Partner-

Mr. Sahil Suresh Karale

*Karale.*



Co- Promoters -

Ms. Sindhu Vasant Sonawane.

*रितु वसंत सोनावणी*



**Verification**

I, the deponent above, do here by 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.

*रितु वसंत सोनावणी*



**BEFORE ME**

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

24/04/2025

