



महाराष्ट्र MAHARASHTRA

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19 SEP 2025

फक्त प्रालैङ्गापत्रासाठी ८१)
क. ४००) —

ମୁଦ୍ରାକାର ଦିନ ପରେବାରୀ ଆଧିକ୍ୟ ଶାଶ୍ଵତ ଜ୍ଞାନ ପରିଚୟ

અનુષ્ઠાનિક પીઠ પુસ્તક

हरस्त्री नांद ॥२५॥ विष्णु विष्णु ॥

1970-1971

इन्हें अपनी जाति का लोग है औ उन्हें अपनी जाति का लोग है।

मुद्राक विकल्प घोषितार्थी रहा। ५३३. गुरुकलर लेख, पृष्ठ-४२।
शास्त्रानुसार लोकाश्रमार्थी, भगवान्नामार्थी, प्रदाता, विद्वान् करण्यासार

२०. या राजादारी आवश्यकता नाही. (दारकान डायरेक्टर ९/१५/२००४ नुसार)

प्रत्यापाशुल ६ महिन्यात वावरण बंधनकारक आहे

FORM 'B'

FORM B
[See Rule 34]

[See Rule 314.]

FORM 'B'

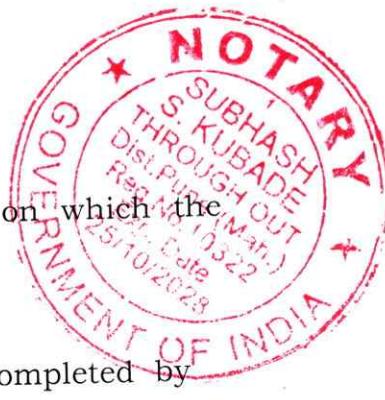
[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

Affidavit cum Declaration

I, Mr. Shantilal B. Kataria, the Partner of Aditya Shagun Developers, promoter of the proposed project Comfort Zone Bliss, Sr.No.14, Hiss no.9, do hereby solemnly declare, undertake and state as under:

23 SEP 2025



1. That the Promoter has a Legal Title Report to the land on which the development of the project is proposed
2. That there are no encumbrances on our project.
3. That the time period within which the project shall be completed by promoter is 30/06/2027.
4. That seventy per cent of the amounts realised hereinafter by 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 limited bank to cover the cost of construction and the land cost and shall be used only for that purpose. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 promoter of the said project 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 certificated 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 utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time if any required, from the competent authorities.
8. That 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 the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any Allottee at the time of allotment of any apartment.

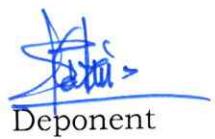


Deponent

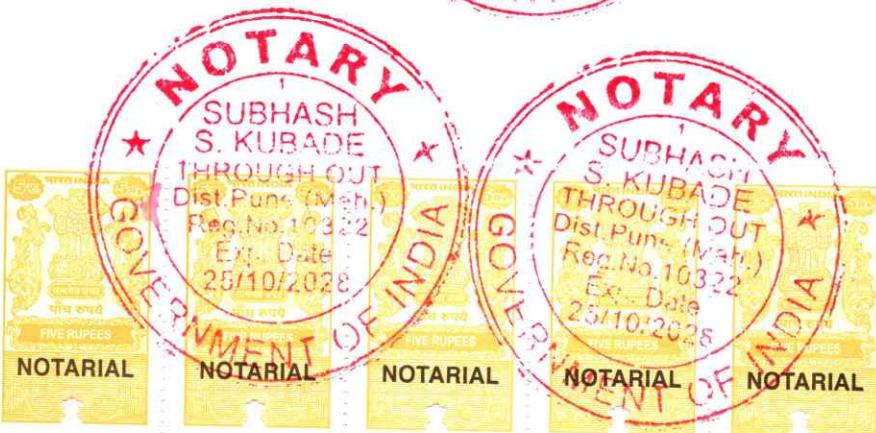
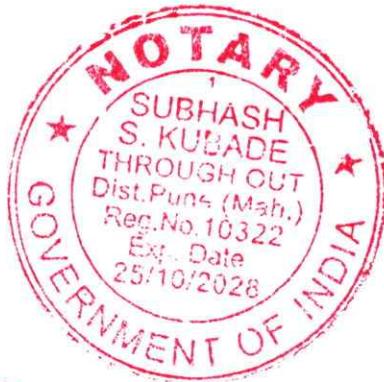
VERIFICATION

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

Verified by us at Pune on this 22nd day of September 2025.


Deponent


23 SEP 2025



BEFORE ME


SUBHASH S. KUBADE
ADVOCATE & NOTARY

Govt. of India
Noted and Registered

at Sr. No. 5/181/2028

Date:-

23 SEP 2025