Noted & Registered
of Serial Number 5121 /2018

भारतीय गैर न्यायिक

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महाराष्ट्र MAHARASHTRA ◑ 2018 ◑ TU 295883

जिल्हा कोषागार कार्यालय बुलडाणा.
28 AUG 2018
वरिष्ठ मुद्रांक लिपीक
बुलडाणा.

जितेंद्र नेमिनाथ सातपुते
मुद्रांक विक्रेता, बुलडाणा.
L.No.-12-2000/1583 to 86/2000
Code No. 6301016

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

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. **Vyankateshwara Buildcon Partner Sau. Suvarna Shrikant Deshmukh (2) M/s. Vyankateshwara Developers** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **23/02/2017**;

I, **Vyankateshwara Buildcon Partner Sau. Suvarna Shrikant Deshmukh** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1) **Praful Madhukar Patil and Nanda Jivan Patil** have/has a legal title to the land on which the development of the proposed project is to be carried out

AND

2) 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.

NOTARY S. L. Rakhonde Buldana Dist. Regd. No. 5... Exp. ... GOVERNMENT

फक्त प्रतिज्ञापत्रासाठी	
मुद्रांक विक्री नोंदवही अनु.क्रमांक/दिनांक	7900 3/9/2018
मुद्रांक विकत घेणाऱ्याचे नाव व रहिवासी पत्ता	[illegible] Advocate
जितेंद्र [illegible] सातपुते, L.No.12-2009/1593 to 96/2009 जिल्हाधिकारी को. प. बुलडाणा कोड नं 0301016	मुद्रांक विकत घेणाराची सही
तसलीय कार्यालयातील / बाह्य कामासाठी मालकाचे नाव फर्मचे नाव नमूद करणेची मुद्रांक खरेदी आवश्यकता नाही (खर्चाचा आदेश दि.०१/०७/२००५ नुसार) ज्या कारणासाठी खालील मुद्रांक खरेदी केला, खालील व्यक्ती व्यतिरिक्त मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.	

NOTARY
S. L. Rakhonde
Buldana Dist.
Regd No 5845
Exp. Dt. 31/5/2023
GOVERNMENT OF INDIA

3) That the said land is free from all encumbrances.
4) That the time period within which the project shall be completed by me/promoter is **31/12/2019**.
5) 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.
6) 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.
7) 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.
8) That I / promoter 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
9) That I / promoter shall take all the pending approvals on time, from the competent authorities.
10) That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11) That I / 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.

IDENTIFIED

Vyankateshwara Buildcon
Deponent

Partner

Verification

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

Verified by me at on this **03rd day of September 2018**.

Solemnly affirmed before me on this 03 day of 9/18 by Sa Sureka Shailesh Desale who is identified before me by Shri. S Reddy Sreed or whom I personally know.

Vyankateshwara Buildcon
Deponent

Partner

SHARAD L. RAKHONDE
NOTARY Govt of India
For Buldana Dist. Buldana.

3 SEP 2018