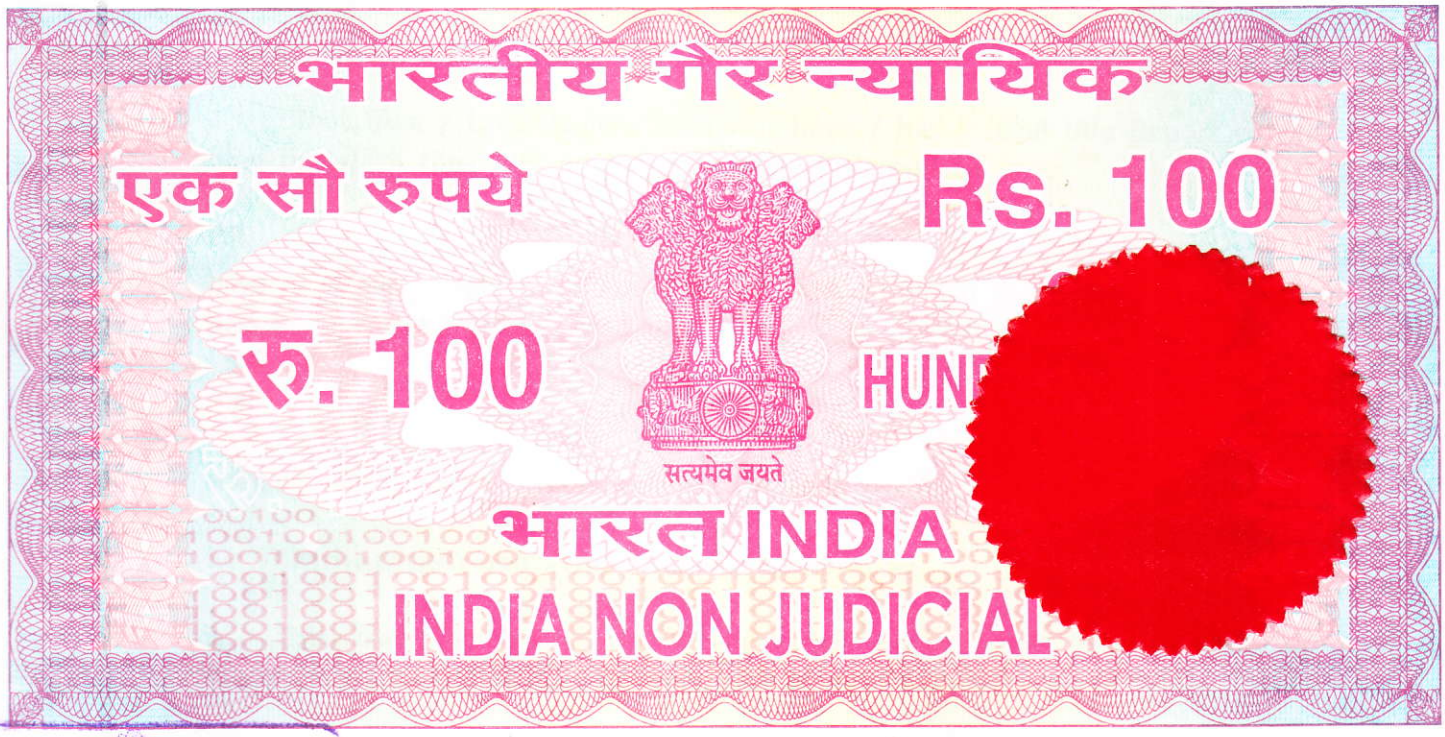


महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 69AA 481374

जिल्हा कोषागार कार्यालय बुलडाणा
27 FEB 2024
वरिष्ठ सहायक लिपीक
बुलडाणा.

फक्त प्रतिज्ञापत्रासाठी

मुद्रांक विक्री नोंदवही अनु क्रमांक / दिनांक	26578 06.03.2024
मुद्रांक विकत घेणाऱ्याचे नाव व रहिवासी पत्ता	मंजु अजित असरानी. बुलडाणा.
जितेंद्र नरेंद्र सातपुते L.No.J/3000/12483 Cd 86/2000 अनुज्ञप्ती क्रमांक: बुलडाणा ता.जि.बुलडाणा कोड नं 6301016	Manju Asrani मुद्रांक विकत घेणाराची सही

या कामासाठी न्यायालय / न्यायाधिकरण यांचेपुढे प्रतिज्ञापत्र सादर करण्यासाठी मुद्रांक खरेदी आवश्यकता नाही (शासन आदेश दि.०१/०७/२००४ नुसार)
या कामासाठी जरुरी मुद्रांक खरेदी केला त्यांनी त्याचा कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

S. L. Rathod
BULDANA DIST.
Regd.No. 5315
Valid Upto
31.12.2028
NOTARY
GOVERNMENT OF INDIA

NOTED & REGISTERED
Page No 26 Sl No 346
Date 26/3/24

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. (i) Jitendra Ajit Asrani (ii) Manju Ajit Asrani (iii) Jaya Mukesh Motwani through POA Manju Ajit Asrani** Land Owner/promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **06/03/2024**;

I/We, **(i) Jitendra Ajit Asrani (ii) Manju Ajit Asrani (iii) Jaya Mukesh Motwani through POA Manju Ajit Asrani** Land Owner/promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/we / Land Owner / promoter have / has a legal title Report to the land on which the development of the project is proposed

OR

I/we have/has 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 title of such land.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter Dt. 01/04/2025 from the date of registration of project;

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 realised hereinafter 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / the 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 utilised 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 have / has 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.

Deponent

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 **Buldana** on this 6 **March** day of **2024**.

Deponent

Shreyas S. Deshmukh

IDENTIFIED

Solemnly affirmed before me on this
06 day of 3/24
Maj. Ajit Aasrani R/o Buld
who is identified before me by
Shri Shreyas Deshmukh R/o
or whom I personally know

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

6 MAR 024

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