



28AA 760895

फक्त प्रतिज्ञापत्रासाठी Annexure-I (अनुषंग-1)

अ.क्र. 4144 दिनांक 20-1-23

प्रज्ञापकाचे नाव कोल्हापूर 311017 कोणाचे श. शिवाजी महाराज

मुद्रांक विक्रेत्याचे नाव- सौ. शीला कुलकर्णी

परवाना क्र. 3101017

ठिकाण- जिल्हा सत्र न्यायालय, औरंगाबाद

FORM 'B'

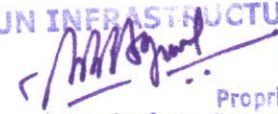
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. **Ashish P. Agrawal** aged 50 years, residing at Plot No. 23, Bachnakar Colony, Railway Station Road, Behind M. S. F. C., Aurangabad - 431005 promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its authorization dated 16th January, 2023.

I, Mr. Ashish P. Agrawal, proprietor of the proposed project / duly authorized by the proprietor of the proposed project do hereby solemnly declare, undertake and state as under:


Ashish P. Agrawal


Proprietor
Ashish P. Agrawal

I, Mr. Ashish P. Agrawal [Prop. of M/s. Shakun Infrastructure], promoter of the proposed project / duly authorized by the promoter of the proposed project "**Rupchand Ramchand Complex**" Residential & Commercial Building located at **CTS No. 628, Plot No. 11, Gut No. 622/P, Village Shendurni, Taluka Jamner, Distt. Jalgaon** do hereby solemnly declare, undertake and state as under:

1. M/s. Shakun Infrastructure have / has a legal title to the land on which the development of the project proposed is to be carried out.

2. That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details are as follows:

According to the Gazette Notification No. S.O. 5288(E) issued by the Ministry of Railways (Central Railway) dated 14/11/2022, the said land along with other adjoining lands is intended to be acquired in part for the purpose of execution, maintenance, management and operation of Special Railway Project, namely Pachora - Jamner with Extension upto Malkapur - Narrow Gauge to Broad Gauge in the district of Jalgaon in the State of Maharashtra.

Further, according to the Notification issued by Office of the Special Land Acquisition Officer (1), Upper Tapi Project Hatnur, Jalgaon, Revenue and Forest Department, Government of Maharashtra dated 03/01/2023, Purchase and / or Sale transactions in respect of the lands intended to be acquired have been restricted.

Further, as & when the NOC from the concerned department of the Ministry of Railways is issued, the same shall be updated accordingly.

3. That the time period within which we shall complete the project on or before dated :- 20/01/2028.

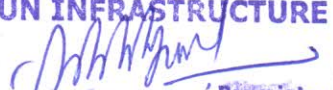
4. That seventy per cent of the amounts realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for the that purpose.

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.


Ashish P. Agrawal



SHAKUN INFRASTRUCTURE

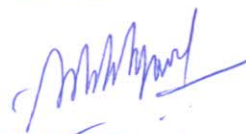

Proprietor
Ashish P. Agrawal

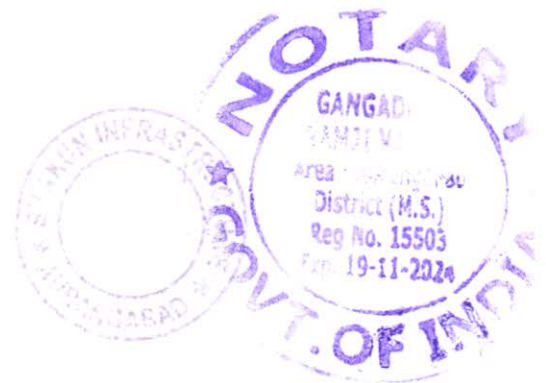
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That promoter shall get the accounts audited within six months 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 utilized for the same project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approval(s) on time from the competent authorities.
9. That promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any flat, as the case may be, on any grounds.

Deponent

For M/s. Shakun Infrastructure


(Proprietor)


Ashish P. Agrawal



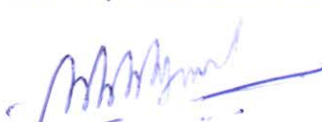
Verification

The contents of our above affidavit cum declaration are true and correct and we have concealed nothing material there from.

Verified by me at Aurangabad on this 20th day of January, 2023.

Deponent

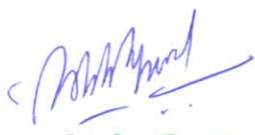
For M/s. Shakun Infrastructure


(Proprietor)

ATTESTED

GANGADHAR RAMJI VAIDYA
Advocate, Notary Govt. of India
Area- Aurangabad District
Mob.No. 9890089393
Reg No. 15503


ADV GANGADHAR RAMJI VAIDYA
B.S.L., L.L.
Notary Govt. Of India
M-2.9/1, Tanaji Nagar 10th Scheme
N-2, CIDCO, Aurangabad
Mob No 9890089393


Ashish P. Agrawal