



महाराष्ट्र MAHARASHTRA

2023

67AA 267697

N. R. S. No. 1056/2024
ON DATED 13/02/2024
THIS DOCUMENT
CONTAINS 03 PAGE

गिरधारीलाल भ. मुंढडा
मुद्रांक नं. 90/22
- 9 FEB 2024
नं. प्रमादती. 9970164175



FORM 'B'

[See Rule 3(6)]

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 – S.P. ASSOCIATES (Proprietor SAMIR HARIBHAU PANDE) promoter for proposed project 'AAI RESIDENCY II' duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, Mr. SAMIR HARIBHAU PANDE, Proprietor of promoter S.P. ASSOCIATES of the proposed project / duly authorized do hereby solemnly declare, undertake and state as under:

1. That I promoter has a legal title Report 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.

Description of Land:

All those pieces and parcel of lands bearing Plot 4A & 4B admeasuring 511.65 sq. meter bearing Survey No. 185/3A, situated at Arjun Nagar, Ahari Vihar, Mouja - Rahatgaon, Taluka- Amravati, District- Amravati 444602 within the limits of Amravati Municipal Corporation demarcated by its boundaries 9 meters wide Road to the North, Survey No.185/3B to South, 9 meters wide Road to West, Plot No 3B to the East hereinafter referred to as 'The Project land'.

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter (from the date of registration of project) is **30th June 2026**.
4. For new projects:
That seventy percent of the amounts realized by us/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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017
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 utilized 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 the promoter shall inform the Authority regarding all the changes that have occurred to 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, plot, or building, as the case may be.



Deponent
For S.P. ASSOCIATES

S. P. ASSOCIATES

PROPRIETOR

SAMIR HARIBHAU PANDE
(Proprietor)

Verification

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

Verified by me at Amravati on this ^{13th} February 2024.

do swear in the name of Gr.
Solemnly affirm
That is my name and signature/of Notary
mark and that the Contents of
my affidavit are true and correct

Signature of deponent after attested by Notary

Deponent
For S.P. ASSOCIATES

S. P. ASSOCIATES

PROPRIETOR

SAMIR HARIBHAU PANDE
(Proprietor)

ATTESTED BY ME

NAYEEM AHMED
NOTARY For
Amravati District, (M.S., India)
Mob.: 9370154688

13/02/2024

