



महाराष्ट्र MAHARASHTRA

2016

RP 674886

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क्र. 1032 किमत् 100 दिनांक 31/11/2017
घेणाऱ्याच नाव. गणेश गणेशराव यादव
कोणासाठी - विजया लक्ष्मी डेव्हलपर्स

एस. एस. गायकबाड
मुद्रांक विक्रेता तहसिल का. परिसर,
औरंगाबाद परवाना क्र. 5/3101065

28 JUL 2017

मुद्रांक प्रमुख लिपीक
व. को. ना. औरंगाबाद.



FORM 'B'

Affidavit cum Declaration

Laxmi Nagar Phase - I

Mr./Ms. Vijayalaxmi Developers promoter of the proposed project "Laxmi Nagar Phase I" duly Mr. Gopesh s/o Narayanrao Yadav Age : 35 Occupation: Business , designated partner of Vijayalaxmi Developers having registered office at Shop



No.17, Diamond Residency, Nr. Maratha High School, Chauraha, Aurangabad. Maharashtra. authorized by the promoter of the proposed project, at Gut No. 109/p, Plot No. 4 to 12, "Laxmi Nagar", shendraban, Aurangabad. Maharashtra. vide authorization Date 01/07/2017 | **Gopesh Yadav** 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 the owner of the plot Mr. Sanjay Sheshrao Kachkure and Mr. Tejrao Sheshrao Kachkure has a legal title to the land on which the development of the project is proposed by Builder / Developer by executing Development Agreement and Power of Attorney, duly registered at the office of Sub-Registrar, Aurangabad.
2. That the project land is free from all encumbrances. Builder / Developer has taken Cash Credit loan of Rs. 25.00 lakhs by mortgaging the Plot No. 17 to 20 and Builder / Developer is responsible for the repayment of the same.
3. That the time period within which the project shall be completed by promoter from the date of registration of project ;
4. (a) That seventy per cent of the amounts to be 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 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 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.



- That 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 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 promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act. We also registered our Deed of Declaration 4789/2016 as per section 2 (A) of Maharashtra Apartment Ownership Act. For Complete project of Laxmi Nagar.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment.

Deponent
Vijayalaxmi Developers

Gopesh Yadav
Gopesh Yadav

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 Aurangabad on this 31st Day of July 2017

Deponent
Vijayalaxmi Developers

Gopesh Yadav
Gopesh Yadav



ATTESTED
Vinayak U. Pandit
Vinayak U. Pandit
B.A.L.L.B.
ADVOCATE & NOTARY
GOVT. OF INDIA AURANGABAD (DIST.)
REG. NO. 10466

Adv. Vinayak U. Pandit
Notary, Govt. Of India,
Aurangabad Dist.
Reg. No. 10466

