



महाराष्ट्र MAHARASHTRA

2016

15 JUL 2017

म.क्र. 16035 द. 29 JUL 2017

किंमत 100/-

मुद्रांक 5 लिपिक
म.क्र. 31. औरंगाबाद

प्रमाणित प्रतिक बिल्डकॉन
वस्ते सुनिल चरते

Charate

RN 116693

हस.एस.खेत्रे
स्टॅम्प वॉर्ड हाथकोर्ट
मुद्रांक परवाना क्र. 3101073
औरंगाबाद

FORM "B"

[See Rule 3(6)]

AFFIDAVIT CUM DECLARATION

I Mr. SUNIL SURYAKANT CHARATE, Age 44 Years, Occupation : Business, Resident of Flat No B – 203, Khinvasara August Homes, Ulka Nagari, Garkheda, Aurangabad – 431 005 Partner of MIS PRATIK BUILDCON, hereby solemnly declare, undertake and state as under: -

1. That the Promoter MIS PRATIK BUILDCON, is entitled to construct the Building on the plot of land bearing Gut No 147, Village Mitmita, Taluka & District Aurangabad – 431 001 admeasuring about i.e. 4405.34 Square Meters situated at Village Mitmita, Taluka & District Aurangabad (Hereinafter referred to as the said land). I enclose the authenticated copy of the Title Certificate of Advocate Uttam M. Deshpande Dated 29.07.2017 along with the copies of Agreement between such owners and promoters mentioned in the



Title Report for development of the Real Estate Project i.e. Deed of Declaration.

That we are constructing a project namely "**BHASKAR VASTUPURTI - 2**", on the said land. We intend to develop Three Buildings namely AB, CD & A-B TYPE ROW HOUSE out of which we hereby apply for Grant of Registration of our Real Estate Project for ALL Buildings with Proportionate open space (Herein after referred as BHASKAR VASTUPURTI - 2) on the said land with a carpet area proposed 5463.70 Square Meters for all the Three Buildings of which area of land to be developed as phase of the Real Estate Project is 4405.34 Square Meters.

3. The firm has availed Project Loan from State Bank of India amounting to Rupees 500 Lakhs. The present Outstanding Loan Amount As On 29th July 2017 is Rupees 165.53 Lakhs.
4. That the time period within which the project shall be completed by promoters is by 31st December 2018.
5. That I further declare and undertake the Seventy Percent of the amount to be realised hereinafter by me \ promoter for the real estate project from the allotter, 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. I declare that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017.
7. I declare that 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 chartered accountant in practice and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawn has been in compliance with the proportion to the percentage of completion of the project.
8. I declare that the promoter shall take all the pending approvals on time, from the competent authorities.
9. I declare 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.

10. I declare that the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. I declare that the promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be.

12. That I declare that I am executing this affidavit cum declaration in support of our application for registration of our project i.e. BHASKAR VASTUPURTI - 2.

For PRATIK BUILDCON
PRATIK BUILDCON

Deponent *Charate*
PARTNER

VERIFICATION

I **Mr. SUNIL SURYAKANT CHARATE**, Age 44 Years, Occupation: Business, Resident of Flat No B – 203, Khinvasara August Homes, Ulka Nagari, Garkheda, Aurangabad – 431 005 Partner of **MIS PRATIK BUILDCON**, a Promoter of the said real estate project known as **BHASKAR VASTUPURTI - 2** duly authorised by the promoters of the said project do hereby solemnly declare that the contents of my above affidavit cum declaration are true and nothing material has been concealed by me there from.

Verified by me at AURANGABAD on this 29th day of July 2017.



PRATIK BUILDCON
Deponent *Charate*
PARTNER



BEFORE ME
Bc 27-7-2017
VINOD BAGADIYA
NOTARY GOVT OF INDIA
AURANGABAD
No 5642

ADV VINOD BAGADIYA
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