


महाराष्ट्र MAHARASHTRA ◑ 2016 ◑ RN 304514

क्रमांक 6427 किंमत 100 दिनांक 29.7.2017

कोणाकरिता दिलीप शिवाजीराव देशमुख

घेणाऱ्याचे नांव मनोज गाडेकर

सौ. रजनी खंडाळकर
स्टॅम्प व्हेंडर
३८,भाग्य नगर, औरंगाबाद
LIC No. 3101036,Ph.2330792

13 JUL 2017

मुद्रांक प्रयोजन
ब.को.अ. औरंगाबाद

FORM 'B'

[See rule 3(4)]

**Affidavit cum Declaration**

Affidavit cum Declaration of **Shri Dilip Shivajirao Deshmukh, Shri. Sadashiv Rangnath Thorat & Shri. Atmaram Sampat Palaskar being Land Owners of land** admeasuring 1 Acre 20 R situated at Gut No. 138(P), mouje Sawangi, Tq. Dist. Aurangabad bounded as under

Boundaries of the Land

| | | |
|---|---|---|
| Towards East | : | Land of Bhagwat Magar, Mahendra Kharat & others. |
| Towards West | : | Land of Sofiyabi Sayyad Amin. |
| Towards South | : | Land of Bhagwat Magar, Mahendra Kharat & others. |
| Towards North | : | Land from same gut no. of Mr Kenath Mukundrao Bhalerao. |

We have mutually decided to develop the above land and accordingly entered into development agreement with M/s Rajashree Udyog, the registered partnership firm, having its office at 163, Samarth Nagar, Aurangabad on 24/02/2012. The Development Agreement has been duly registered with the Office of Sub-Registrar, Aurangabad vide day book no AGG-5- 1376/2012 on 24/02/2012.

We the land owners do hereby solemnly declare, undertake and state as under:

1. We have legal title 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

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

3. That the time period within which the project shall be completed by Promoter is 31/03/2022

4. 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act

10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponents

1 2 3

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/us at Aurangabad on this 29th day of July 2017.

Deponents

1 2 3

ATTESTED

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

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

NOTARY * GOVT. OF INDIA *
V.U. PANDIT
AURANGABAD
DIST
Reg. No 10466
Exp. Dt
27/10/2018