

MAHARASHTRA ◐ 2017 ◐ SZ 097035

28 MAR 2018

मुद्रांक प्रमुख लिपीक
औ.को., औरंगाबाद.

अ.क्र ९७८४ दिनांक ९१/३/१८ किंमत

हस्ते

कोणाकरिता 2) Mr. Rajesh Damodar Baldawa (HUF)
1) Mr. Ravindra Damodar Baldawa (HUF)

प्रमोद म. कुलकर्णी
मुद्रांक विक्रेता
एन-६, सिडको, औरंगाबाद.
Licence No. 3101056

FORM "B"

[See Rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of 1) Mr. **Ravindra Damodar Baldawa (HUF)** Age **47** Years Occupation: **Business**, & **2) Rajesh Damodar Baldawa (HUF)** Age **51** Years Occupation: **Business** having Registered office at - **H.No. 4-12-88, RatnaKunj, Nageshwarwadi, AURANGABAD 431001** (here in after referred to as the said) promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;

We **Mr. Ravindra Damodar Baldawa (HUF) & Mr. Rajesh Damodar Baldawa (HUF)** of the proposed project / duly authorized by the HUF of the proposed project do hereby solemnly declare, undertake and state as under:

1. We. **Mr. Ravindra Damodar Baldawa - (HUF) & Mr. Rajesh Damodar Baldawa (HUF) is entitled to construct the Residential Apartment " Sumitra's Beyond" Plot No. 6 to 12 & 6, 7, - Building 1 & Building 2 on the plot of land Bearing Gut No.81, Aggregately admusereing 1501.79 Sq.mtrs, Deolai, Aurangabad** /has a legal title to the land on which the development of the proposed project is to be carried out 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 me/promoter is **31/12/2023**.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 promoter shall take all the pending approvals 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 allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

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 Aurangabad on this

Deponent

BEFORE ME
12-4-2018
VINOD BAGADIYA
NOTARY GOVT OF INDIA
AURANGABAD

ADV. VINOD BAGADIYA
(B.Sc.LL.B.)
NOTARY GOVT. OF INDIA
Ganpati Galli, New Balaji Nagar,
Jalna Road, Aurangabad.
Regd.No. 6842

NOTARY GOVT OF INDIA