भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

HUNDRED

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2024

24AB 984656

मुद्रांक घेण्याचे कारण : भेरा

कोणासाठी : कल्याण किसन औताडे

हस्ते / पत्ता : राहुल रावजी बोडखे

श्री. सोनाली अ. ठोसर
अधिकृत मुद्रांक विक्रेता क्र. 3101041
एन-12 बसस्टॉपजवळ, हडको, छत्रपती संभाजीनगर

- 2 DEC 2024

- 4 DEC 2024

अ.क्र. 8779 मुद्रांक शुल्क 100 दिनांक :

आय.डी.क्र. 2669 2216 9310

ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक विक्रेता घेण्याची खरी वरील खरेदी केल्याबाबत हे चलनावर नमूद करणे बंधनकारक आहे. परवाना क्र. : 3101041

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 **Mr. Kalyan Kisan Autade**, Developers & Land Owner of **M/s. AKASH DEVELOPERS** Gut No.80, Pisadevi Tq. Dist. Aurangabad-431008. the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 31.12.2026

I, **KISAN PARK** Project By **AKASH DEVELOPEPRS** Gut No.80, Pisadevi Tq. Dist. Aurangabad-431008 (**Total Built up Area 7901.62 Sq. Mtr**)) land Owner & Developers of the proposed project / duly authorized by the Land Owner of the proposed project do hereby solemnly declare, undertake and state as under:

KK Autade

1. That We Developers have has a legal title to the Gut No. 80, Pisadevi, Tq. Dist. Aurangabad -431008. on which the development of the project is proposed
OR
Gut No. 80, Pisadevi, Tq. Dist. Aurangabad -431008. have/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.
OR
That details of encumbrances _____N A _____ including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by me/promoter is 31/12/2026.
4. That seventy per cent of the amounts realized 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 utilized 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.

ANJALI D. MORE Notary Govt. Of India Regd. No. 5760 Aurangabad AREA : AURANGABAD (MS)

Deponent

KK Autade

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 Aurl on this 06 day of Dec 24

Deponent

CERTIFIED & DRAFTED BY Mr.:

KK Autade

BEFORE ME
06/12/24
ADV. ANJALI D. MORE
Notary Govt. Of India
Regd. No. 5760 Aurangabad