



महाराष्ट्र MAHARASHTRA

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WC 374379

जिल्हा कोष
ऑफिस ऑफ नॉटरीयल
20 JAN 2020
मुद्रांक प्रमुखा लिपीक
ब.को.अ. औरंगाबाद.

अ.क्र. कोणासाठी
8248

Shri Arch Developers

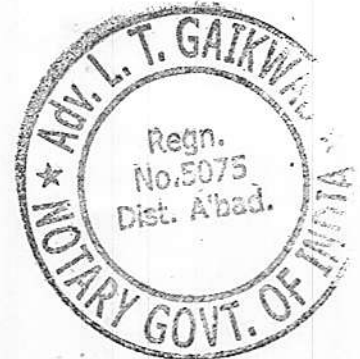
वस. डी. जोशी (चोळे)
मुद्रांक र.नं. 3101047
संजय हिल्स कॉलनी, प्लॉट नं. 60
जालना रोड, औरंगाबाद.

दिनांक
7 FEB 2020
रक्कम
100/-

हस्ते सुशिल भारुका हेणे
सुशिल भारुका

FORM 'B'
[See rule
3(6)]

Affidavit cum Declaration



Affidavit cum Declaration of Mr. Sushil Bharuka aged 52 years, residing at 402, E, N1, CIDCO, Aurangabad - 431001, promoter of the proposed project duly authorized by the promoter of the proposed project, vide its authorization dated 07/02/2020;

Contd. on 02...



Sushil Bharuka 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 promoter have a Legal Title Report 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 project land is free from all encumbrances.
3. That the time period within which the building Arch Crystal A Wing shall be completed by promoter is dated 31-12-2022 and Arch Crystal B Wing shall be completed by promoter is dated 31-12-2025.
4. (b) For ongoing project on the date of commencement of the Act (i) That seventy per cent of the amounts to be realized hereinafter 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. 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 practicing 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.

Contd. on 03...

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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 the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Deponent

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 day of 7th Feb 2020.



BEFORE ME

ADV. L.T. GAIKWAD
NOTARY PUBLIC OF INDIA
(S)

Deponent

ADV. L.T. GAIKWAD
Notary Public of India
Regn. No. 5075
Dist. & Session Court, Aurangabad
Dist. Aurangabad.