



महाराष्ट्र MAHARASHTRA

2020

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अ.क्र. 23331 किंमत 100 दिनांक 15/11/20

कोणाकरीता कोणाकरीता

हस्ते हस्ते

मुद्रांक विक्रेता

सतीश आर. शिंदेकर

समानपुरा, औरंगाबाद. फोन: 2349680

परवाना क्र. 3101069

AFFADAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. **Praveen Harilal Jangid**, the Designated Partner and Promoter of the Proposed Project.

I, **Praveen Harilal Jangid** the Designated Partner of "Araganya Buildcon" the Promoter of Proposed Project, Do hereby solemnly declare, undertake and state as under.

1. That the promoter has Legal Title Report to the Land on which the Development of Project is proposed.

AND

A Legally valid authentication of title of such Land along with authenticated copy of the Agreement between such Owner and Promoter for Development of the Real Estate Project enclosed herewith .

2. The said land is mortgaged to consortium of societies having lead manager Nath Multistate Credit Cooperative Society Ltd. For loan of Rs. 23,00,00,000/- (Rupees Twenty Three Crores only)
3. The promoter undertakes to complete the project On or Before 31st December 2024.
4. For On-Going Project on the Date of Commencement of the Act.
 - (i) That 70% of the amount to be realized hereinafter by the Promoter for the Real Estate Project from the Allotees, 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 That the amount from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2016.
6. That the Promoter shall get accounts audited within six months after the end of every Financial Year by a Chartered Accountant in a practice, and shall produce a statement of accounts duly certified by and signed by such Chartered Accountant and it shall be verified during the audit that the amount collected for a particular project have been utilized for the Project and 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 Competent Authorities.
8. That the Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of the Section 4 of the act and under Rule 3 of these rules, within seven days of the said changes occurring.
9. That the Promoter has 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 or Shop.

For Agraganya Buildcon



Mr. Praveen Harilal Jangid
Partner

