

MAHARASHTRA ◐ 2020 ◐ BC 473240

22 JUN 2021

मुद्रांक विक्रेती
टी.डी. लालसरे
25, रावामोहन कॉलनी औरंगाब
परवाना क्रं. 133

Noted and Registerd at Serial Number 118
24-6-2021

NOTARIAL

M. P. WARKAD No. 656 Aurangabad Maharashtra Govt. Of MAHARASHTRA NOTARIAL

FORM "B"

[See Rule 3(6)]

AFFIDAVIT CUM DECLARATION

I **Mrs. SANDHYA MAHADEO MAKANE,** Age 52 Years, Occupation : Housewife, Resident of H – 4, Lake View Co – operative Housing Society, O – 3, Sector – 14, Airoli, Maharashtra – 400 708 Co Promoter as well as Landowner of **M\S SAMARTH PUSHPAK PROJECT**, hereby solemnly declare, undertake and state as under: -

1. That the Promoter **M\S SAMARTH VASTUPURTI**, is entitled to construct the Building on the Plot of Land bearing No 01, Sector "K", NS – 1, Survey No 126 \ 1(Part), Shivaji Nagar, Cidco, Aurangabad – 431 005 admeasuring about 425.50 Square Meters situated at Plot of Land bearing No 01, Sector "K", NS – 1, Survey No 126 \ 1(Part), Shivaji Nagar, Cidco, Aurangabad – 431 005 (Hereinafter referred to as the said land). I enclose the authenticated copy of the Title Certificate of Advocate Subhash R. Malani Dated 16.06.2021

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along with the copies of Sale Deed, P R Card, 7\12 Extract, Sanctioned Layout Permission, Etc mentioned in the Title Report for development of the Real Estate Project.

2. That we are constructing a project namely **"SAMARTH PUSHPAK"**, on the said land. We intend to develop Two Godowns, Four Shops, Six Offices and Eight Flats Total 20 Units Building namely Samarth Pushpak which we hereby apply for Grant of Registration of our Real Estate Project (Herein after referred to as Samarth Pushpak) on the said land with a carpet area proposed 558.60 Square Meters for this One Building.

3. The firm has not availed any loans for this project.

4. That the time period within which the project shall be completed by promoters is by 30th June 2026 for this building namely Samarth Pushpak.

5. That I further declare and undertake the Seventy Percent of the amount to be realised hereinafter by me \ promoter for the real estate project from the allotter, 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.

6. I declare that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017.

7. I declare 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 chartered accountant in practice and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawn has been in compliance with the proportion to the percentage of completion of the project.

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

9. I declare 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.

10. I declare that the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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11. I declare that the promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be.

12. That I declare that I am executing this affidavit cum declaration in support of our application for registration of our project i.e. **SAMARTH PUSHPAK**.

For SAMARTH PUSHPAK PROJECT

Deponent
Co Promoter \ Landowner

VERIFICATION

I **Mrs. SANDHYA MAHADEO MAKANE,** Age 52 Years, Occupation : Housewife, Resident of H – 4, Lake View Co – operative Housing Society, O – 3, Sector – 14, Airoli, Maharashtra – 400 708 Co Promoter as well as Land Owner of **M\S SAMARTH PUSHPAK PROJECT**, a Promoter of the said real estate project known as **SAMARTH PUSHPAK** duly authorised by the promoters of the said project do hereby solemnly declare that the contents of my above affidavit cum declaration are true and nothing material has been concealed by me there from.

Verified by me at AURANGABAD on this **22nd day of June 2021**.

Deponent

Nilesh Ashok Agrawal

BEFORE ME

24/6/2021

M. P. WARKAD
NOTARY GOVT. OF MAHARASHTRA
AURANGABAD
M. P. WARKAD
Advocate / NOTARY
34, Shri Niketan Colony,
Jalna Road, Aurangabad

NOTARY
M. P. WARKAD
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