

FORM 'B'

[See Rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of the **M/s. Aadinath Infra. Through its authorized partners: 1) Mr. Anilkumar S/o Kapurchand Sancheti, 2) Mrs. Sangita W/o Anilkumar Sancheti,** Aurangabad. 431005. Promoter of the proposed project, **"Surya Darshan"** Residential Building situated on Plot No.50, CTS No.16293/81, Dashmeshnagar, New Usmanpura, Aurangabad. Do hereby solemnly declare, undertake and state as under:

1. That promoter has 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 project shall be completed by me/promoter from the date of registration of project;

4. (a) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts realized to be realized hereinafter by promoter for the real estate project form 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.

OR

(ii) That entire 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 utilised 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.

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 promoters have / 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, plot or building, as the case may be.

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by us at **Aurangabad** on this **03rd day December 2021**

Deponent

M/s. Aadinath Infra,

Through its Partners:

Mr. Anilkumar Kapurchand Sancheti

BEFORE ME

3-12-21

ADV. VINOD BAGADIYA
(B.Sc., LL.B.)
NOTARY GOVT. OF INDIA