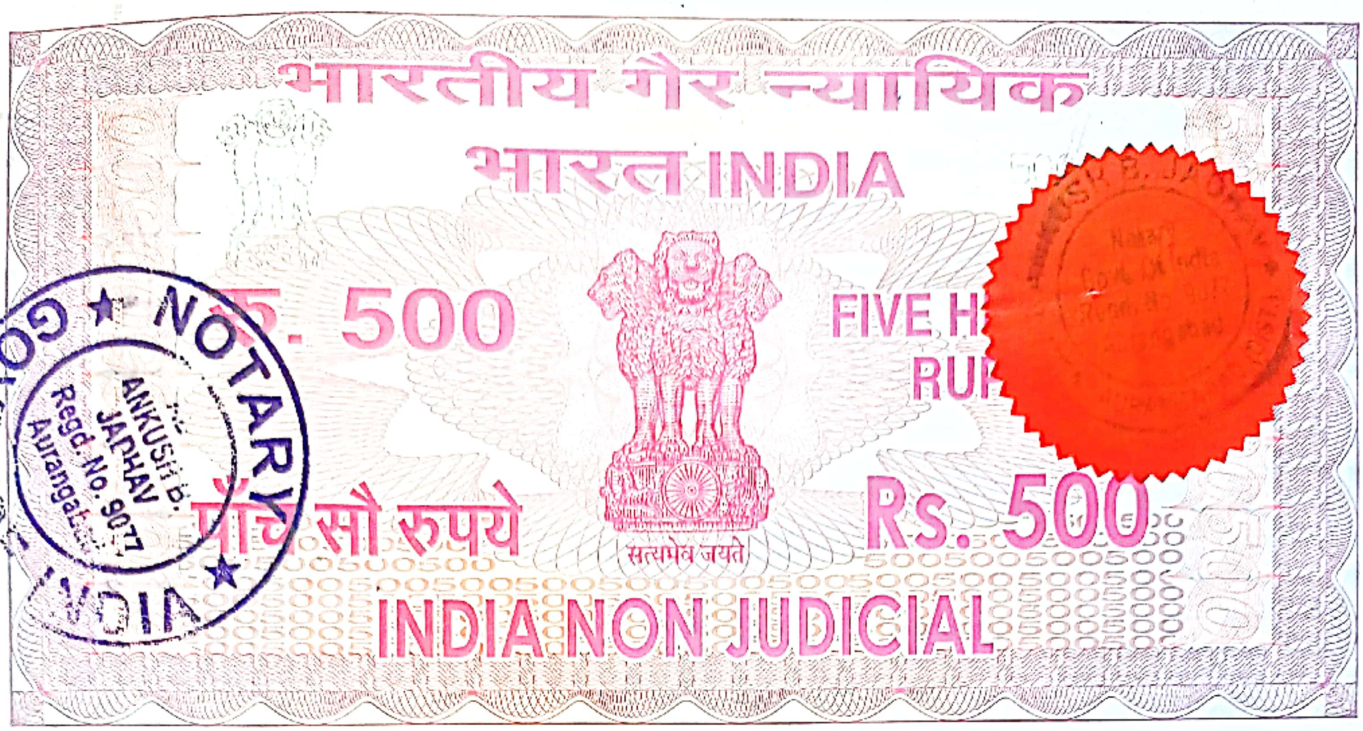



महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ CS 295947

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देविदास सं. लोखंडे
मुद्रांक विक्रेता क्र.3101016
तहसिल परिसर छत्रपती संभाजीनगर

31 JAN 2025

अ.क्र. 7686 किंमत 500 दिनांक
को. व्यवसायाकरिता प्रतिज्ञापत्र
सागर भागवत साळवे

**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 I **Yashoda Dnyaneshwar Shinde** Age 41 Years Occupation: **Business**, Partner of LAKSHYAVINAYAK DEVELOPERS having Registered office at Shop No 7, Sonaai Market, Tuljabhavani Chowk, Harsool, Chhatrapati Sambhajinagar (here in after referred to as the said Firm) promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;

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I **Yashoda Dnyaneshwar Shinde**, promoter of the proposed project / duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. We LAKSHYAVINAYAK DEVELOPERS is entitled to construct the project **"Gurucharan Heritage"** on the plot of land bearing GUT NO 167/2 Aggregately Admeaereing **3119.05 Sq.Mtrs,** Harsool, Tal & Dist Aurangabad 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.

3. That the time period within which the project shall be completed by me/promoter is **29/12/2026.**

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 promoter shall take all the pending approvals on time, from the competent authorities.

9. That promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

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Deponent

**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 Aurangabad on this

Deponent

DENTIFIED & DRAFTED
BY Mr.:

BEFORE ME

ADV. ANKUSH B. JADHAV
Notary Govt. Of India
Regd. No. 9077 Aurangabad

GOVT. NOTARY INDIA
ADV. ANKUSH B. JADHAV Regd. No. 9077 Aurangabad

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