

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE
HUNDRED RUPEES

भारत INDIA

INDIAN NON JUDICIAL

MARASHTRA

2021

YV 637589

अ.क्र. ५५२२ किमत. १०० दिनांक ०८/०२/२०२२

कोणाकरीता. काजिनाम प्रदीप

हस्ता. प्रदीप उर्फ प्रदीप

मुद्रांक विक्रेता

सतीश आर. शिंदेकर

उस्मानपुरा, औरंगाबाद. फोन: २३५९६४७

परवाना क्र. ३१०१०६९

FORM - 'B'

[See rule 3(4)]

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

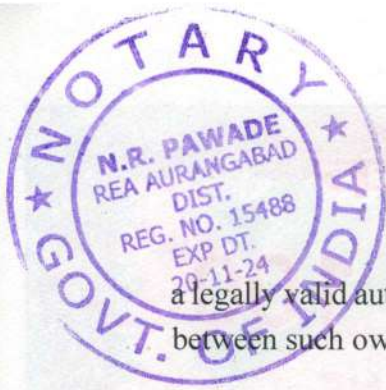
Affidavit cum Declaration

Affidavit cum Declaration of the M/s. Aadinath Properties. Through its authorized partners:

1) Mr. Pravin S/o Mangilalji Katariya, 2) Mr. Pratik S/o Pravin Katariya & 3) Mr. Rushabh S/o Pravin Katariya, Aurangabad. 431001.

Promoter of the proposed project, "Aadinath Manak" Residential Building situated on CTS NO.18143, Plot No.4, Friends Cooperative Housing Society, (Friends colony), Railway Station Road, Aurangabad Do hereby solemnly declare, undertake and state as under:

1. That, I / Promoter have / has a legal title 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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/Promoter is from the date of registration of project till 31/01/2026.
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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, I / 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, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified by us at Aurangabad on this 8th day of February 2022

Deponent

Rushabh

M/s. Aadinath Properties,

Through its Partners:

Mr. Rushabh Pravin Katariya



AFFIDAVIT

Solemnly affirmed Before me
By shri/Smt. Pravin Mangilaji Katariya
Age.....51.....Occu.....Bus
R/O.....Ahad
Tq.....Ahad.....Dist.....Ahad
Who Identified By
Whom he/she is Personally Known

Pravin
BEFORE ME

NOTED REGISTERED
AT SR.NO. 830 / 2022
THIS DOCUMENT CONTAINS
02 PAGE

NILKANTH RAMESH PAWADE
B.S.L., LL.B.
Advocate & Notary Govt. Of India
Area- AURANGABAD DIST.
Mob.No. 8275513614
Reg.no 15488

U 8 FEB 2022