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मुद्रांक प्रमुख लिपीक
द.को.अ.औरंगाबाद.

FORM 'B' [See rule 3(6)]

AFFIDAVIT Cum DECLARATION (Co-Promoter)

We,

Name of the Landowner	Age	ADDRESS
Shriram Kaluji Ghodake	67 years	Plot no. 38, Nandanwan Colony, Aurangabad.
Dayanad Subhandrao Chavhan	74 years	GHN 5-3-52 Builders Housing Society,

		Nandanwan Colony, Aurangabad

The land owner of land situated at the plot of land bearing **CTS No. 607, Plot No. 58, admeasuring area of 324 Sq.Mtrs Situated at Builders, Housing Society, Jaisingpura, Shanatipura Dist Aurangabad Have entered into a development agreement with Purushottam Singh Rughunath Singh Thakur the proprietor of** M/s Thakur Builders and Developers (hereinafter referred to as the said promoter) do **hereby solemn]y declare, undetake and state as under:**

1) **We say that being the Co-Promoters with** M/s Thakur Builders and Developers are entitled to construct the building on the plot of land bearing **CTS No. 607, Plot No. 58, admeasuring area of 324 Sq.Mtrs Situated at Builders, Housing Society, Jaisingpura, Shanatipura Dist Aurangabad (Hereinafter referred to as the said land) we have enclosed the authenticated copy of the title certificate of Advocate Sangeeta A. Pol** dated 30/12/2021 with the copies of agreements between us and promoter mentioned in the title report for development of the real estate project with Annexure "A" herewith.
2) We say that we have given our land to the promoter for development of a project namely "**DIAMOND RESIDENCY**" on the said land we intend to develop one building on the said land which we hereby apply for the grant of registration for real estate project for a building namely "**DIAMOND RESIDENCY**" (hereinafter referred as "**DIAMOND RESIDENCY**") on the said land with built up area as per approved FSI_____sq. mtrs for building diamond residency of which area of land to be developed is **324 Sq.mtrs.**
3) We say that we have not obtained any loan for construction or any finance by mortgaging the said land.
4) We say that the time period within which the project shall be completed by me shall be on or before is **30/12/2024**
5) We further declare that seventy per cent of the amounts realised by us/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.

6) We say and declare That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

7) That we 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8) That we shall take all the pending approvals on time, from the competent authorities.

9) We say and declare that I 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 7 days of the said changes occurring.

10) We say and declare that I have furnished such other documents as I've been prescribed by the rules and regulations made under the act.

11) We confirm the content of the annexure "A" and same may be treated as part and parcel of this affidavit cum undertaking.

12) We say and declare that I shall not discriminate against any allottee at the time of allotment of an apartment, plot or building as the case may be.

13) We say and declare that I am executing this affidavit come declaration in support of our application for registration of our project "**DIAMOND RESIDENCY**"

Deponents

Dayanad Subhandrao Chavhan

Shriram Kaluji Ghodake

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 6th day of Jan. 2022

Deponents

Dayanad Subhandrao Chavhan

Shriram Kaluji Ghodake

NOTARY
G. V. GHUGE
AURANGABAD
DISTRICT
Regd. No. 15426
GOVT. OF INDIA

BEFORE ME

GOVIND VAIJNATH GHUGE
Notary Govt. of India
Regd. No. 15426

NOTED & REGISTERED
AT Sr. No. 54/2022
THIS DOCUMENT CONTAINS
1 2 3 PAGES

06 JAN 2022