



महाराष्ट्र MAHARASHTRA

2021

13/01/2022

YV 573751

जिल्हा कोषागार
कार्यालय औरंगाबाद
- 4 JAN 2022
मुद्रांक प्रमुख लिपिक
व.को.अ.औरंगाबाद.

अ.क. 40202 किमत 100 दिनांक
कोणाकरीता संजय श्यामल 02/1/22
प्लॉट 3401 3401 3401

मुद्रांक विक्रेता
सतीश आर.शिनकर
उस्मानपुरा,औरंगाबाद.फोन:2349680
परवाना क्रं.3101069



FORM

'B'

[See rule3(6)]

NOTED AND REGISTERED AT
SERIAL NUMBER 00067
DATED 11 JAN 2022

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 Mr Sanjay Shyamlal Vyas promoter of the proposed project /
duly authorized by the promoter of the proposed project - Nikunj Nagar -Phase 2 Situated
at Survey No 42/2/P at Pahadsingpura, Aurangabad. vide its/his/their authorization

I Sanjay Shyamlal Vyas promoter of the proposed project / duly authorized by the promoter of
the proposed project do hereby solemnly declare, undertake and state as under

Leeladhar Builder & Developers

Sanjay
Proprietor

1. That I / promoter have / 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 new projects:

That seventy per cent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised 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.

OR

(ii) That entire of the amounts to be realised 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 I / 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 I / the promoter shall take all the pending approvals on time, from the competent authorities.

Leeladhar Builder & Developers

Sunny
Proprietor



8. That I/ 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 I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Deponent

Leeladhar Builder & Developers

[Signature]
Proprietor





Verification

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

Verified by me at Aurangabad on this 14th day of January 2022

Deponent

Leeladhar Builder & Developers

Sunny
Proprietor

BEFORE ME

Vijay Mache
NOTARY GOVT OF INDIA

14-01-2022.



VIJAY MACHE
B.Com., LL.B
ADVOCATE NOTARY
GOVT OF INDIA
10, State Bank Colony,
Osmanpura, Peer Bazar
Aurangabad - 431 006

14 JAN 2022