



जिल्हा कोषागार
कार्यालय MAHARASHTRA

- 4 FEB 2022

मुख्य लिपीक
औरंगाबाद

प्र. क्र. 4192

० 2021 ०

दिनांक

- 4 FEB 2022

किंमत

इस्ते

मिनेश कामिटे

होणाकरिता

पुरुषोत्तम ठाकुर

YV 606663

श्री. वाय. डी. खोड
मुद्रिक परवाना क्रमांक
3101048
औरंगाबाद

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/OWNER/ BUILDER

Affidavit cum Declaration

Affidavit cum Declaration of M/s Thakur Builders & Developers Through
Its Prop. Purushottam Raghunathsing Thakur promoter of the proposed
project/duly authorized by the promoter/owner/ builder of the proposed project, vide
his/their authorization dated 28.04.2022

M/s Thakur Builders & Developers Through Its Prop.
Purushottam Raghunathsing Thakur promoter/owner/ builder of the
proposed project / duly authorized by the promoter/owner/ builder of the

[Handwritten signature]

proposed project do hereby solemnly declare, undertake and state asunder:

1. That I / promoter/owner/ builder has a legal title Report to the Plot on which the development of the project is proposed

OR

have/has a legal title Report to the Plot on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such Plot along with an authenticated copy of the agreement between such owner and promoter/owner/ builder development of the real estate project is enclosed herewith.



2. That the project Plot is free from all encumbrances.
3. That the time period within which the project shall be completed by me/ promoter/owner/ builder from the date of registration of project;
4. (a) For new projects:
That seventy per cent of the amounts realised by me/ promoter/owner/ builder 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 Plot 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 released hereinafter by me/ promoter/owner/ builder 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 released hereinafter by me/ promoter/owner/ builder 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/owner/ builder 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/owner/ builder shall take all the pending approvals on time, from the competent authorities.

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

10. That I/the promoter/owner/ builder shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.



**M/s Thakur Builders & Developers Through Its
Prop. Purushottam Raghunathsing Thakur**
Deponent

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 28TH day of April 2022.



**M/s Thakur Builders & Developers Through Its
Prop. Purushottam Raghunathsing Thakur**
Deponent

BEFORE ME

Sangeet A. Pol
S.A. POL
NOTARY GOVT OF INDIA
Aurangabad
Mob. 9423450809

SANGEET A. POL
Advocate & Notary
Govt. of India
Maharana Pratap Chowk,
MIDC Waluj, Aurangabad

