भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

ZY 901407

4 APR 2022

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अ.क्र. 2037 किंमत 600 दिनांक .....

कोणाकरीता अविनाश मधुकर कुलकर्णी

हस्ते .....

मुद्रांक विक्रेता

सतीश आर. शिनकर

उस्मानपुरा, औरंगाबाद. फोन: २३५९६५७

परवाना क्र. 3101069

C.V.JADHAV NOTARY GOVT OF INDIA 6890 AURANGABAD

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

Affidavit cum Declaration

Affidavit-cum-Declaration of **Mr. Avinash M. Kulkarni,** Age: 58 Years, residing at 39, "Kalyan", Mitra Nagar, Behind Akashwani, Aurangabad land owner of the proposed project / duly authorized by the land owner of the proposed project.

I, **Mr. Avinash M. Kulkarni**, land owner of the proposed project / duly authorized by the land owner of the proposed project do hereby solemnly declare, undertake and state as under:

1. Mr. Avinash Madhukar Kulkarni have / has a legal title to the land on which the development of the project proposed is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which we shall complete the project on or before dated :- 20/04/2027.
4. That seventy per cent of the amounts to be realized 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 the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 same project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approval(s) on time from the competent authorities.

9. That 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.

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

11. That promoter shall not discriminate against any allottee at the time of allotment of any flat, as the case may be, on any grounds.

Deponent

Mr. Avinash M. Kulkarni

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Verification

The contents of my above affidavit cum declaration are true and correct and we have concealed nothing material there from.

Verified by me at Aurangabad on this 20th day of April, 2022.

Deponent

Mr. Avinash M. Kulkarni

BEFORE ME

Chandrakant Bhaurao Vishwanathrao Jadhav
Advocate & Notary Govt of India
Regd. No. 6890

C.V. JADHAV NOTARY GOVT OF INDIA 6890 AURANGABAD