



महाराष्ट्र MAHARASHTRA

2021

ZY 999799

8 APR 2022

व. क. किम्मत दिनांक
149 100/- 13-04-2022 - हरीपत्र
पेणाच्याचे नांव कोणाकरीता

प्रतिप दादाराव दाव
मुद्रांक विक्रेता 63101042
१०, रोकडिया हनुमान कॉलनी, औरंगाबाद

मो. प्रमुख लिपीक
व. को. अ. औरंगाबाद.

विनोद भगदीया परदेशी रामतारा रीयल्टी

FORM 8
[See rule 3(4)]

NOTED & REGISTERED
AT. Sr.No. 2933, 12022
THIS DOCUMENT CONTAINS
PAGES NO. 2
DATE: 15/4/2022

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. Gaurav Kulbhushan Agrawal (Ramtara Realty)
Promoter of the proposed project / duly authorized by the promoter of the proposed project,
vide its/his/their authorization dated 13/04/2022.

I, Gaurav Kulbhushan Agrawal (Ramtara Realty) Promoter of the proposed project / duly
authorized by the promoter of the proposed project, 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 31/03/2028

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



Verification

Gaurav Kulbhushan Agrawal
PARTNER

Gaurav Kulbhushan Agrawal
(Ramtara Realty)
Deponent

I, the deponent above, do here by 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 on this 13th day of April 2022.

BEFORE ME

Re
13-4-2022

VINOD BAGADIYA
NOTARY PUBLIC
AREA AURANGABAD DIST
REG. NO. 5542
EXP. DT. 27/03/2023
VINOD BAGADIYA
(B.Sc., LL.B.)
NOTARY GOVT. OF INDIA
PLOT 111, NEW RAJAJI NAGAR
AURANGABAD

Gaurav Kulbhushan Agrawal
PARTNER

Gaurav Kulbhushan Agrawal
(Ramtara Realty)
Deponent