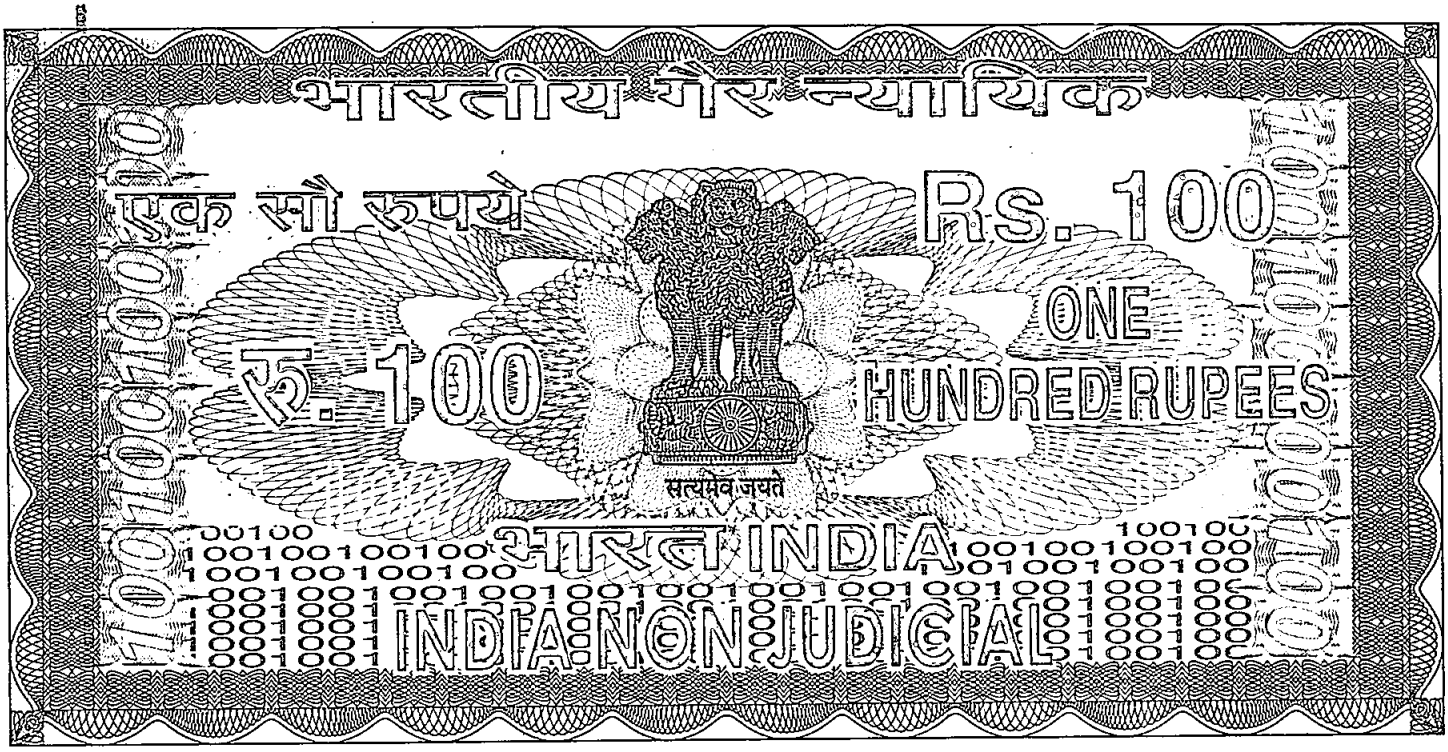


महाराष्ट्र MAHARASHTRA ◑ 2021 ◑ YV 659465

दु.नि.सह.दु.नि. औरंगाबाद

अ.क्र. 27864 दि. 18 FEB 2022 किंमत 100/-

क्रोप्या करिता रामेश्वर कन्हैयालाल भारुका

के.के. पळसवाल

दुय्यम निबंधक औरंगाबाद

NOTARIAL R. PAWADE AURANGABAD DIST. REG. NO. 15488 EXP. DT. 20-11-24

FORM "B"

[See Rule 3 (4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of I Rameshwar Kanhyalal Bharuka Age **59** Years Occupation: **Business**, Director of M/s. **A`B Developers** having Registered office at Office No.2, First Floor, Mulay-Tapadia Complex, Opp. Sinchan Bhavan, Month Naka, Jalna Road, Aurangabad 431001 (here in after referred to as the said Firm) promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;

I Rameshwar Kanhyalal Bharuka, promoter of the proposed project / duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. We **A B Developers** is entitled to construct the project **"Anandam Residency"** on the plot of land bearing Gut No. 83 Aggregately Admeaereing **3754.00 Sq.Mtrs,** Deolai, Aurangabad has a legal title to the land on which the development of the proposed project is to be carried out 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 **31/12/2027.**

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 promoter shall take all the pending approvals on time, from the competent authorities.

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

10. That promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

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

Deponent

M/S AB DEVELOPERS

PARTNER

NOTED REGISTERED
AT SR.NO. 1068 / 2022
THIS DOCUMENT CONTAINS
03 PAGES

BEFORE ME

NILKANTH RAMESH PAWADE
B.S... L.B.
Advocate & Notary Govt. Of India
Area- AURANGABAD DIST.
Mob.No. 8275513614
Reg.no 15488

19 FEB 2022