

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 16AA 585773

अ.क्र. 3103 किंमत 100 दिनांक 6/11/2022

कोणाकरीता विनायक इरप्युमेंट्स

हस्ते विनायक राठी निनाद

मुद्रांक विक्रेता
सतीश आर. शिनकर
उस्मानपुरा, औरंगाबाद. फोन: २३५९६४७
परवाना क्र. 3101069

जिल्हा कोषागार कार्यालय औरंगाबाद

Adv. Vilas Madanrao Dhamne Notary Govt. of India Regd. No. 15064 Exp. 10/10/24 Aurangabad Area Aurangabad (Dist.)

NOTARY Advocate Vilas M.Dhamne Regd.No.15064 Exp.Dt.10/10/24 Dist. Aurangabad GOVT. OF INDIA

FORM 'B'

Affidavit cum Declaration

M/s Vinayak Enterprises Authorised Signatory Mr. Vijay Genmal Katariya and Mr. Adeshkumar A Chhajed are the Promoters of the proposed commercial Building project **"Vinayak Business Center"** hence this form is duly signed by Mr. Vijay Genmal Katariya Age: 57, Occ. Business, and Mr. Adeshkumar A Chhajed Age: 42, Occ. Business, having Registered **Office** B-14/10/1 Colgate Chowk, Nr Cosmo Films, MIDC Waluj, Aurangabad **Maharashtra,** we are promoter of the proposed Commercial Building project, situated **at B-14/10/18 and B-14/10/19, Waluj MIDC Area, Waluj, Dist Aurangabad**, Maharashtra, and promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoters have the legal title Report to the land on which the development of the project is proposed.
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; 31/03/2027
4. (a) That seventy per cent of the amounts to be realised hereinafter by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 the promoter shall take all the pending approvals on time, from the competent authorities and update the same.
8. 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.

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.

For Vinayak Enterprises
Mr. Vijay Genmal Katariya
Deponent

For Vinayak Enterprises
Mr. Adesh Anandlal Chhajed
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 ___ Day of October 2022

For Vinayak Enterprises
Mr. Vijay Genmal Katariya
Deponent

For Vinayak Enterprises
Mr. Adesh Anandlal Chhajed
Deponent

NOTARY
Advocate
Vilas M.Dhamne
Regd.No.15064
Exp.Dt.10/10/24
Dist. Aurangabad
GOVT. OF INDIA

ATTESTED BY ME
18/10/2022
Adv.Vilas M. Dhamne
Adv.&Notary Govt.of India
Regd.No.15064.Aurangabad
Adv.Vilas M. Dhamne
B.A.,LL.B.
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Adv. Vilas Madanrao Dhamne
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Area Aurangabad (Dist.)