



महाराष्ट्र MAHARASHTRA
24 MAY 2022
प्रमुख लिपीक

2021

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शुक्र दिनांक किमत
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हस्ते कोणाकरित

प्रमोद म. कुलकर्णी
मुद्रांक विक्रेता
एन-६, सिडको, औरंगाबाद
Licence No. 3101056



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s. PREETANSH DEVELOPERS** A registered under the Company Act, 1932, Registration Number **AU000009571** having its principal place of business at **A 201, PLOT NO 31 , Hightech Business City, MIDC Chikhalthana, Aurangabad , Aurangabad, Maharashtra-431001. (PAN NO - ABAFP4276C)**, represented by its designated Partner 1. Mr. Vinod Murarilal Agrawal, Age: 46 yrs, Occ: Business R/o: Row House No 12, Sara Nagar, Near Rose Bud School, Sector C-N-1, Cidco, Aurangabad, 2. Mr. Pritesh Santosh Dhanuka Age: 30 yrs, Occ: Business R/o: P. No. 19, Agrawanshi, Shilp Nagar, Bansilal Nagar, Aurangabad, We are Owners/Builders ongoing project authorized parts of the registered partners of firm.



We are Owners/Builders of new project and we are the designated partners of **M/s. PREETANSH DEVELOPERS** on the property Plot No. 111, Gut no. 35 (P), Balapur, Tq. & Dist. Aurangabad, totally admeasuring 3616.65 Sq. Mtrs. do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the Property on which the development of the project is going on and a legally valid authentication of title of such property and we are absolute owners and possessor of free hold property.
2. That the said property is free from all encumbrances.
3. That the time period within which we shall complete the project on or before 31/12/2028.
4. That seventy percent of the amounts realised by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we 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 we already obtaining all the required sanctions, if anything remain or required to obtain we will obtained from the competent authorities.



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

10. That we Owners/Builders shall not discriminate against any allottee at the time of allotment of any flat, as the case may be, on any grounds.

11. That we will execute and duly register Deed of Declaration U/s. 2-A of Maharashtra Apartment Ownership Act 1970 and we further agreed and confirmed we will abide all the directions and norms Real Estate (Regulation and Development) Act, 2016.

Deponents

Mr. Vinod Murarilal Agrawal

Mr. Pritesh Santosh Dhanuka



VERIFICATION

The contents of our above Affidavit cum Declaration are true and correct and we have concealed nothing material there from.

Verified by me at

Deponents

Mr. Vinod Murarilal Agrawal

Mr. Pritesh Santosh Dhanuka

BEFORE ME

ADV. VINOD BAGADIYA
NOTARY GOVT. OF INDIA
AURANGABAD, REGD. NO. 5642

ADV. VINOD BAGADIYA
IB.Sc., LL.B.
NOTARY GOVT. OF INDIA
SANPAT BALLI, NEW BALAJI NAGAR
MUNA ROAD, AURANGABAD
REGD. NO. 5642