



MAHARASHTRA

2022

29AA 386690



अ.क्र. 57452 किमत 100 दिनांक 03/03/2023
कोणाकरीता विनाशनी अफावित
हस्ते श्रीमान श्रीमती गुलाबका 11/1/17

मुद्रांक विक्रेता
सतीश आर. शिंदेकर
उस्मानपुरा, औरंगाबाद. फोन: 23496849
परवाना क्रं. 3101069



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 The VIGHNAHARTA ASSOCIATES, through its
Partner Mr. Manoj Zumberlal Pagariya, Aurangabad. 431005, promoter of
the proposed project "GOKULDHAM APARTMENT" Residential Building





situated on the CTS. No. 18088/1, Plot No. 29, at Kesarsingpura, Aurangabad,
do hereby solemnly declare, undertake and state as under :

1. That promoter has / has a legal title Report 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 project land is free from all encumbrances.
3. That the period within which the project shall be completed by me/promoter up to **31/12/2027** (i.e. the date of completion of project)
4. (a) For ongoing project on the date of commencement of the Act:
 - (i) That seventy percent of the amount realized to be realized 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.
OR
 - (ii) That entire 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
5. That the amounts form the separate account shall be withdrawn in accordance with Rule 5.
6. That 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 utilized 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 pending approvals on time, from the competent authorities.
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 the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by us at Aurangabad on this 03 day of 03 2023



VIGHNAHARTA ASSOCIATES
Deponent

Manoj Zumberlal Pagariya
PARTNER

VIGHNAHARTA ASSOCIATES

Through its Partner

Mr. Manoj Zumberlal Pagariya

BEFORE ME

Bees 3-3-2023
ADV. VINOD BAGADIYA
NOTARY GOVT. OF INDIA
AURANGABAD, REGD NO 5642

ADV. VINOD BAGADIYA
B.Sc., LL.B.
NOTARY, GOVT. OF INDIA
Ganpati Galli, New Balaji Nagar
Jalna Road, Aurangabad.
Regd. No. 5642