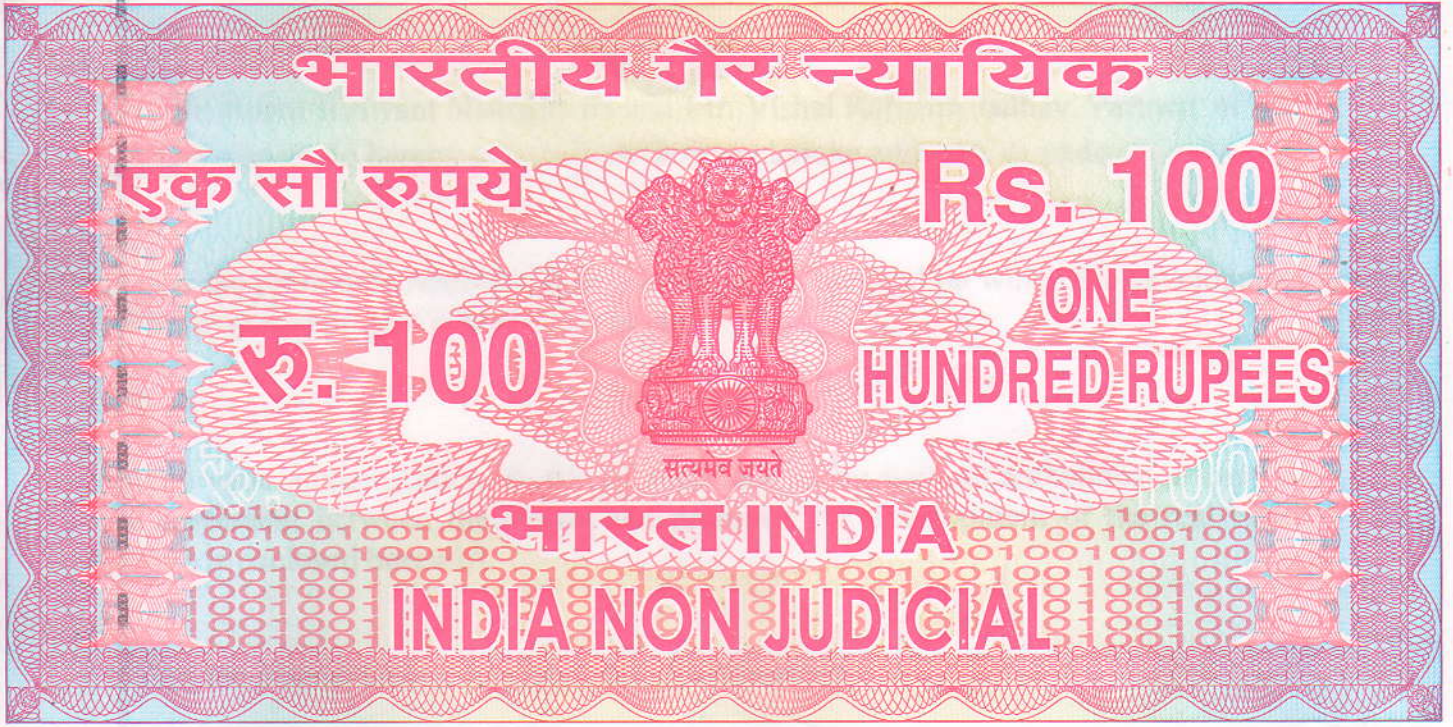




महाराष्ट्र MAHARASHTRA

2022

28AA 939152

वहा कायदा
लिय औरंगाबाद.

अ.क्र. 52,524 किमत. 100 दिनांक 18.02.2023

कोणाकरीता वही ए डेव्हलपर्स

मिर्मल मिश्रा

मुद्रांक विक्रेता

सतीश आर. शिनकर

उस्मानपुरा, औरंगाबाद. फोन: 2349689

परवाना क्रं. 3101069

06 FEB 2023

पंक प्रमुख लिपीक
को. अ. औरंगाबाद.



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 M/s VA Developers, through its Partners Mr. Rahul Baswant Nandgawali and Mr. Vishal Rajaram Jadhav, being authorised to develop Aryan Hills at Plot No. 45, 46, 47, 48, 49 and 50, Gut No. 347/1, Satara, Taluka and District Aurangabad - 431002 as on 18.02.2023;

Rahul Nandgawali

Vishal Jadhav

We, Mr. Rahul Baswant Nandgawali and Mr. Vishal Rajaram Jadhav, Partners of M/s VA Developers 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 proposed project is to be carried out

and

legally valid authentication of title of such land along with an authenticated copy of the agreement between the 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 time period within which the project shall be completed by the developer from the date of registration of project is 19.02.2025

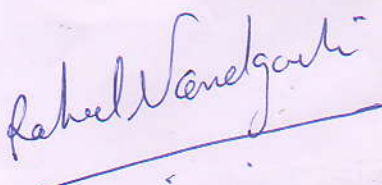
4. That seventy per cent of the amounts to be realised hereinafter by me for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That we 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 we shall take all the pending approvals on time, from the competent authorities.

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

10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Verification

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

Verified by me at Aurangabad on this 18th day of February, 2023

FOR M/S VA DEVELOPERS

Rahul B. Nandgawali

MR. RAHUL B. NANDGAWALI
(PARTNER)

Vishal R. Jadhav

MR. VISHAL R. JADHAV
(PARTNER)



BEFORE ME

Chandrashekar Vishwanath Rao
Chandrashekar Vishwanath Rao
Advocate & Notary, Govt of India
Regd. No. 6890

