

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

MAHARASHTRA

2022

28 MAR 2023

29AA 241205

एस.एस. खेरे
स्टेप रीजर लघुमहोर्ट
मुद्रांक नमूना क्र. 2101073
औरंगाबाद.

अ.क्र. 40620

दि.

किंमत 100

त्रोणाकरिता

कारिगरीय शर्त

हस्ते

हस्ताक्षर 4/4/23

FORM - 'B'

[See rule 3(4)]

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 M/s. Aadinath Properties. Through its authorized partners:
1) Mr. Pravin S/o Mangilalji Katariya, 2) Mr. Pratik S/o Pravin Katariya & 3) Mr. Rushabh
S/o Pravin Katariya, Chh Sambhaji Nagar. 431001.

Promoter of the proposed project, "Aadinath Gloria" Residential Building situated on CTS NO
15296/12, Plot No 36, Situated at Sandesh Nagar, Garkheda , Chh Sambhaji Nagar. Do
hereby solemnly declare, undertake and state as under:

1 That, I / Promoter have / has a legal title 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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/Promoter is from the date of registration of project till 31/01/2026.
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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, I / 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, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Signature

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified by us at Chh Sambhaji Nagar on this 04th day of April 2023

Deponent

Rushabh

M/s. Aadinath Properties,

Through its Partners:

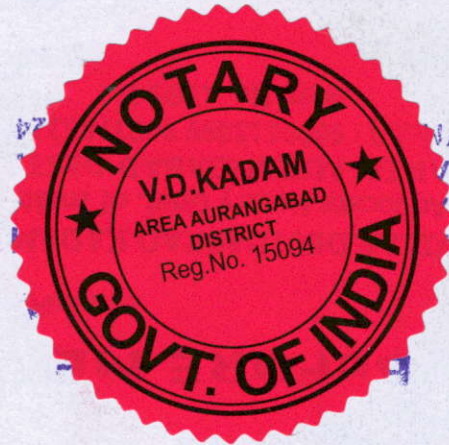
Mr. Rushabh Pravin Katariya

AFFIDAVIT
solemnly affirmed before me
by Shri / S^r Rushabh pravin Katariya
Age: 25 - Year's, Occu. Business
R/o. Chh. Sambhaji Nagar
Tq. Chh. S. Nagar Dist. Chh. S. Nagar
Who identified by Self
Whom He/ She is personally Known.

BEFORE ME

V.D. Kadam

VILAS DEVIDASRAO KADAM
Advocate Notary Govt. of India
AREA-AURANGABAD DIST.
(Mob.): 9890615899 9403788324
Reg. No. 15094



07 APR 2023