

किंमत १०

दि 05/05/23

एस. एम. काळे
मु.वि.प.क्र. 3909064
औरंगाबाद

Jai Bhadra Builders & Developers.

27 APR 2023

मुद्रांक प्रमुख लिपीक
ज.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. Jai Bhadra Builders and Developers** promoter of the proposed project **"Swami Heights** "duly authorized by the promoter of the proposed project, vide their authorization dated 20th September 2021

I, Mr *Amit P. Kharat Authorised Partner* of promoter **M/s Jai Bhadra Builders and Developers** of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

JAI BHADRA BUILDERS AND DEVELOPERS

That we The Promoter have a legal title Report to the land on which the development of the proposed project is to be carried out.

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.

1. That the project land is free from all encumbrances.
2. That the time period within which the project shall be completed by us from the date of registration of project;
3. For new projects :
   That seventy per cent 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.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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

6. That We The Promoter shall take all the pending approvals on time, from the competent authorities.
7. That We 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.

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

SHRI JAI BHADRA BUILDERS

Building Construction will be completed by 05.06.2027

9. That We The Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

Verification

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

Verified by me at ***Chtt. Sambhaji Nagar*** on ***6th day of May 2023.***

1. Amol P Kharat

2. Dutta B Mhaske

JAI BHADRA BUILDERS AND DEVELOPERS

NOTARY GOVT. OF INDIA
VINOD BAGADIYA
AREA AURANGABAD DIST.
REG.NO.5642
EXP.DT. 27/03/2028

BEFORE ME
13-5-2023
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
13-5-2023