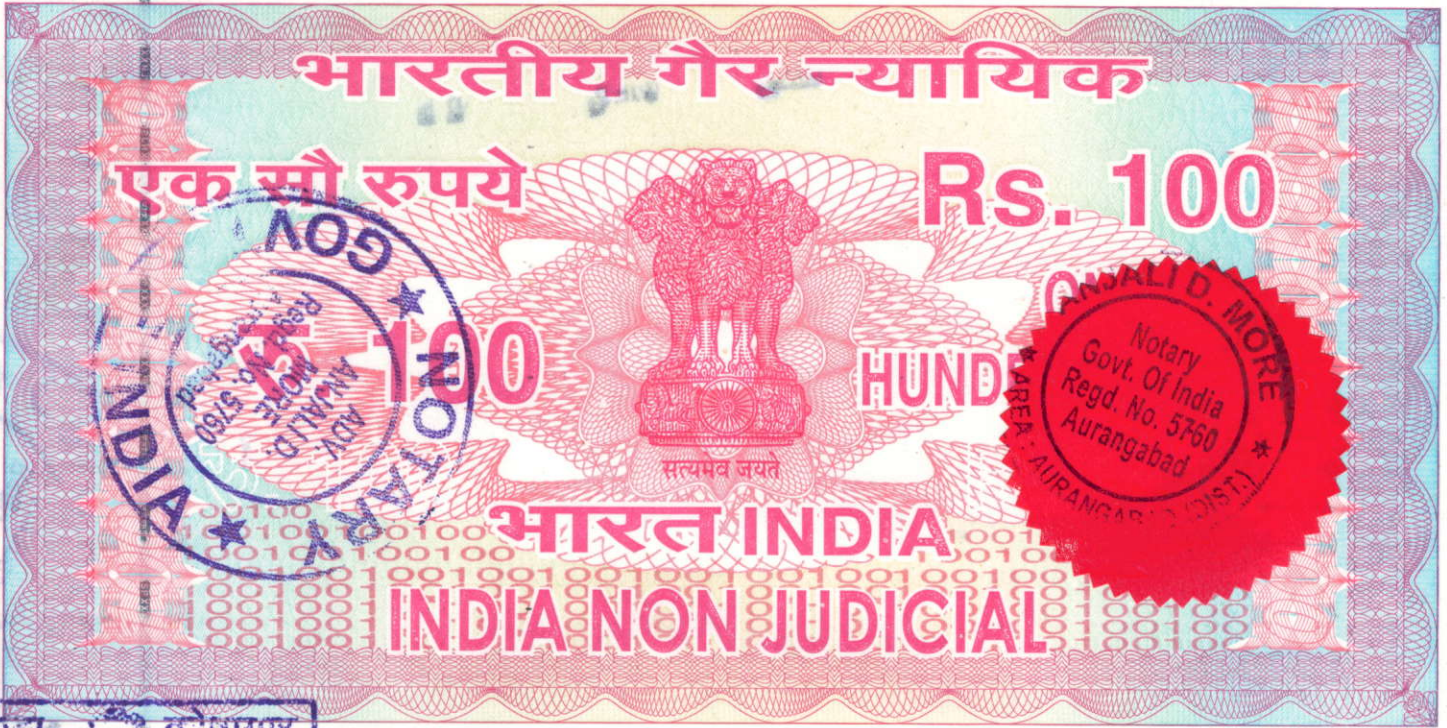




MAHARASHTRA

2022

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प्रमोद म. कुलकर्णी

मुद्रांक विक्रेता

एन.६, सिडको, औरंगाबाद

Licence No. 3101056

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कोणाकरित

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21/04/22

FROM 'B'

Affidavit cum Declaration



M/s. Shantama Build Tec Auth. Partner Mr. Anil Ratanlal Agrawal is the Promoter of the proposed Commercial Project "**Aarambh Commercial Spaces**" hence this form is duly signed by Mr. Anil Ratanlal Agrawal Age: 62, Occ. Business, having Registered Office at **Office No 9-11, B-Wing, First Floor, Narayan Plaza, Cannaught Place, CIDCO, Chhatrapati Sambhajanagar, Maharashtra**, we are promoter of the proposed project, situated at **Gut No 3 (Part) Gevrai and 82 (Part) Gevrai Tanda, Tq & Dist Chhatrapati Sambhajanagar Maharashtra**, and promoter of the proposed project 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 project is proposed.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; **31/12/2026**
4. (a) That seventy per cent of the amounts to be realised 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That I / 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities and update the same.
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 I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment.


For SHANTAMA BUILD TEC
Mr. Anil Ratanlal Agrawal
Authorised Partner
Deponent

VERIFICATION

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

Verified by me at Aurangabad on this 24th Day of April 2023


For SHANTAMA BUILD TEC
Mr. Anil Ratanlal Agrawal
Authorised Partner
Deponent



IDENTIFIED & DRAFTED
BY Mr.:

BEFORE ME

ADV. ANJALI D. MORE
Notary Govt. Of India
Regd. No. 5760 Aurangabad

24/4/23