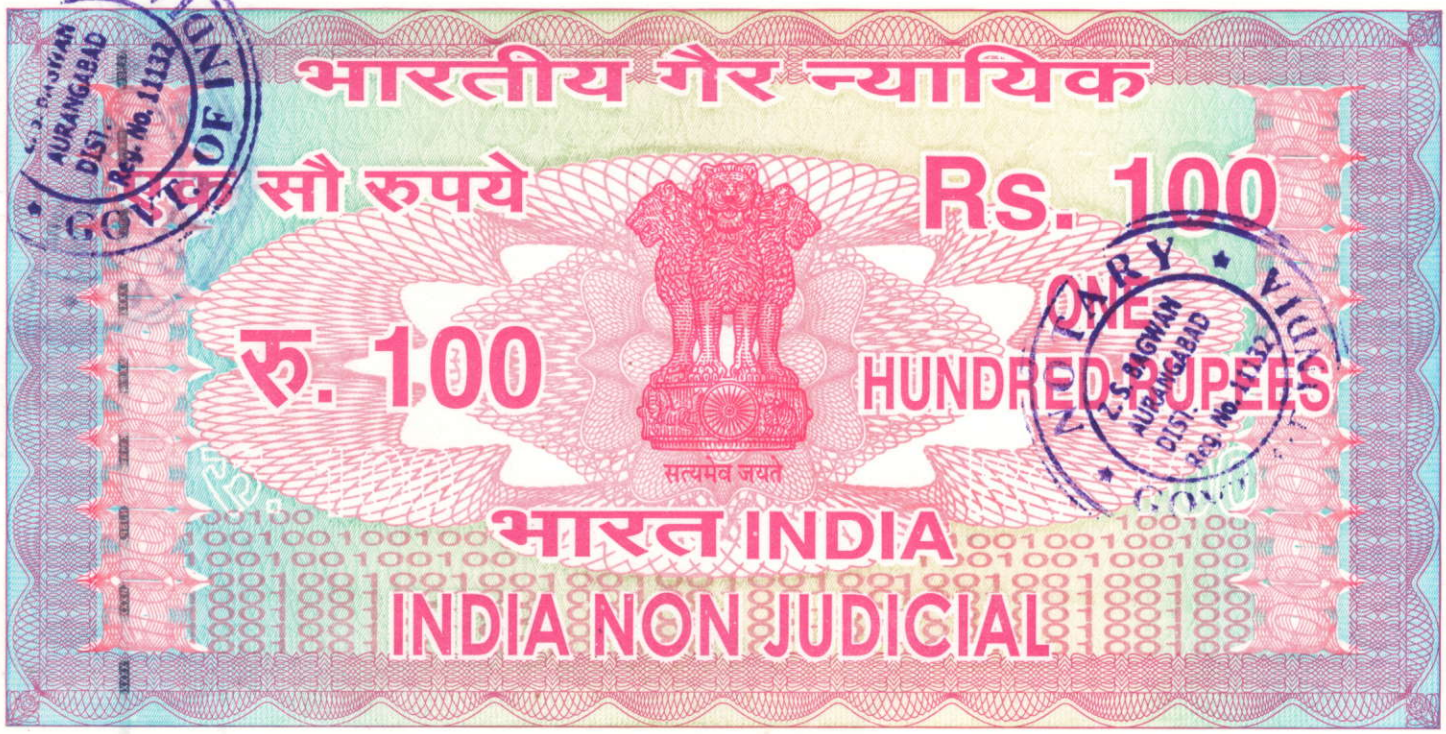


महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 29AA 243777

कार्यालय कोषागार औरंगाबाद
13 MAR 2023
मुद्रांक प्रमुख लिपीक व कोषागार औरंगाबाद

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किंमत 100
दिनांक
कोणासाठी
कारण

28 MAR 2023
सादिक मिर्झा
मुद्रांक विक्रेता
कोर्ट,औरंगाबाद.

संघपाल्रीर वाघ
आनंद रतनलाल अग्रवाल व इत

NOTARY VIDIA Z.S. BAGWAN AURANGABAD DIST. Reg. No. 11132 GOVT

FORM 'B'

Affidavit cum Declaration

Mr. Shantaram Narayan Patil, Mr. Mohan Vishwanath Aaher, Mr. Avinash Tatyarao Patil and M/s. SHANTAMA BUILD TEC are Co- promoters of the proposed Commercial project **"Aarambha Commercial Spaces"** duly signed by Authorized by vide Registered GPA no. 2704/2012 Mr. Anil Ratanlal Agrawal Age : 58 Occupation: Business, having Registered office at Office No. 9, B-2ing, 1st Floor, "Narayan Plaza", Cannought Place, CIDCO Tq. Dist Aurangabad 431003 , . Mr. Anil Ratanlal Agrawal is Authorized Signatory of the proposed project "**Aarambha Commercial Spaces**" Located at Gut No 3/part Gevrai and 82/part Gevrai Tanda, , Tq Dist Aurangabad. We, promoter of the proposed project, We do hereby solemnly declare, undertake and state as under:

1. That the Co-promoters Mr. Shantaram Narayan Patil, Mr. Mohan Vishwanath Aher, Mr. Avinash Tatyrao Patil and Others have a 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. Project loan on the said land from The Malkapur Urban Co-op Bank Ltd.
3. That the time period within which the project shall be completed by promoter from the date of registration of project ; 31/12/2025
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 to 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.

Mr. Anil Ratanlal Agrawal
Deponent

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 ____th Day of March 2023

Mr. Anil Ratanlal Agrawal
Deponent

Attested
24/3/2023
ADV. ZULPHE... SATTAR BAGWAN
NOTARY ... OF INDIA
Aurangabad Dist.
Regd. No. 11132

Adv. Zulphekhar S. Bagwan
Notary, Govt. of India
Aurangabad Dist
Reg. No. 11132