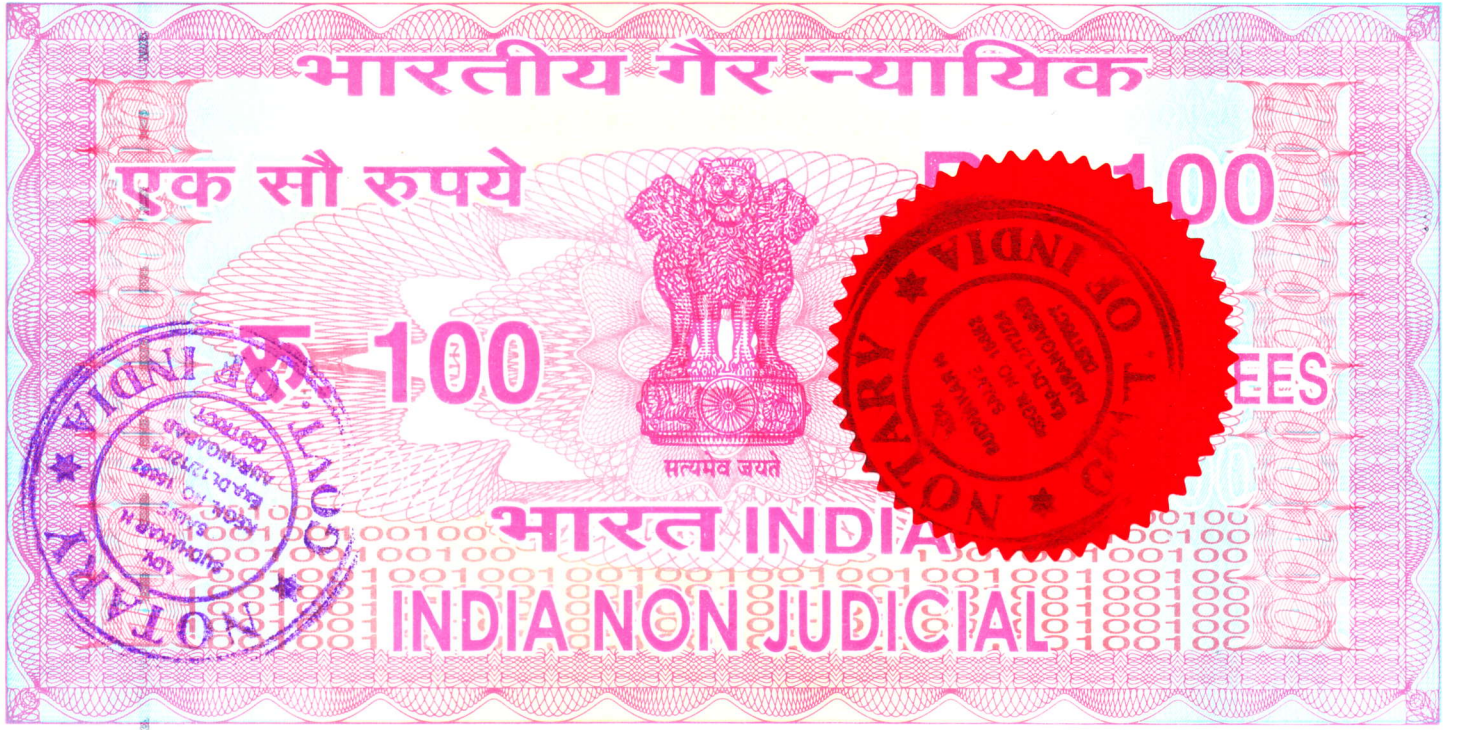




महाराष्ट्र MAHARASHTRA

2022

37AA 310803

मुद्रांक विक्री नोंदवही अनु.क्रमांक/दिनांक 8364 01/09/2023
मुद्रांक विकत घेणाऱ्याचे नांव, पत्ता व सही राजेश सखाराम राजपेठ 600
परवानाधारक मुद्रांक विक्रेत्याचे नांव दाभाडे एस.पी. 5703 6136 3964
सही [Signature] परवाना क्र. 3101013
मुद्रांक विक्रीचे ठिकाण/पत्ता सह: दुय्यम भिबंधक कार्यालय परिभर, औ.बाद

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी करण्यापासून 6 महिन्यांत कारणे बंधनकारक आहेत.

346019

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 Mr. Praneet Praveen Jain and Others
promoter of the proposed project "Atharwa Jagannath".

I, Mr. Praneet Praveen Jain promoter of the proposed project do hereby
solemnly declare, undertake and state as under:

Documents Noted & Registered

Sr. No. 1176

Dated 2-9-2023

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

OR

Have entered into joint development agreement / collaboration agreement / development agreement or any other agreement with "**Mrs. Surekha Sanjay Kulkarni and Others**" who possess a legal title 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 project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

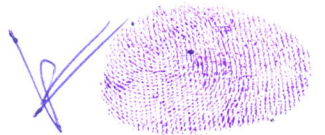
Possess such encumbrances as "**Development Agreement**" including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **on Date: 3rd of April 2025 (30 Months)**.

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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

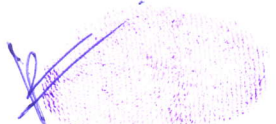
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

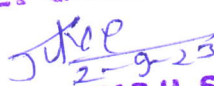

Deponent

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 **02nd** day of **September, 2023**.


Deponent



BEFORE ME

ADV. SUDHAKAR H. SALVE
Advocate District Court, Aurangabad
Notary Govt. Of India
Regd. No 15852 Railway Station, Aurangabad

Adv. S. H. Salve
B.A., LL.B.
Vedant Nagar, Manish Appt.,
Flat No.4, Rly. St. Road, Aurangabad