



महाराष्ट्र MAHARASHTRA

2023

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जिल्हा कार्यालय
संभाजीनगर
16 OCT 2023
मुद्रांक प्रमुख लिपीक
को.अ. छत्रपती संभाजीनगर

बिनाक दिनांक 23/10/23
प्रमोद म. कुलकर्णी
मुद्रांक विक्रेता
एन-५, सिडको ८ संभाजीनगर
परवाना क्र 3101056

FORM 'B'

Affidavit cum Declaration



M/s. JAGRUTSARA REALTORS LLP, MR. NILESH SITARAM AGRAWAL, is the Promoter of the proposed Residential Project "SIGNATURE 27" hence this form is duly signed by MR. NILESH SITARAM AGRAWAL, Age: 40, Occ. BUSINESS, having Registered Office at BLOCK NO 11, FIRST FLOOR, A WING, SARA TOWERS PVT. LTD, NARAYAN PLAZA, SAMARTH NAGAR, CHHATRAPATI SAMBHAJI NAGAR, MAHARASHTRA, I am the promoter of the proposed Residential Project "SIGNATURE 27", situated at GUT NO 53 PART, SATARA, TQ & DIST CHHATRAPATI SAMBHAJI NAGAR, Maharashtra, and promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has 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; **31-12-2028**
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 That the 'amounts from the separate account shall be withdrawn in accordance with Rule 5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 JAGRUTSARA REALTORS LLP


MR. NILESH SITARAM 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 23rd Day of DECEMBER 2023

For JAGRUTSARA REALTORS LLP


MR. NILESH SITARAM AGRAWAL
AUTHORISED PARTNER
DEPONENT



AFFIDAVIT

Solemnly affirmed before me

by Shri / Smt. Hirpa Sitaram Agrawal

R/o Ch. Sambhajinagar

Age- 60 years

Tq. Ch. Sambhajinagar Dist. Ch. Sambhajinagar

Who identified by _____

Whom He/ She is personally Known.

BEFORE ME


IDENTIFIED BY

Shri / Smt. Balu Pawar

R/o Ch. Sambhajinagar

23 DEC 2023


Bhaskar Shriram Dhonde Patil
B.A.L.L.B., D.L.L. & L.W.
Advocate & Notary Govt. of India
AREA-AURANGABAD DIST.
(Mob.) : 9822242637 Reg. No. 3763



29-31-22