



महाराष्ट्र MAHARASHTRA

2023

71AA 547477

अ.क. 58386 किमते 100 दिनांक 10/01/2024

कोणाकरीता APA Combine LLP

हस्ते Sanjay Shankar Kulkarni

मुद्रांक विक्रेता

सतीश आर. शिंदेकर

उस्मानपुरा, औरंगाबाद. फोन: 2349688

परवाना क्र. 3101069

29 DEC 2023

द्रांक मुख लिपीक
को. अ. ह/पती संभाजीनगर

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 I Ajay Devenand Kotgire Age 27 Years Occupation: Business, Partner of APA Combine LLP having Registered office at Office No 15, Disha Square, Sutginni Chowk, Garkheda, Chatrapati Sambhajnagar 431001 (here in after referred to as the said Firm) promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 10.01.2024

I Ajay Devenand Kotgire, promoter of the proposed project / duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. We APA Combine LLP is entitled to construct the project "Disha Swarajya Pratapgad C and D" on the plot of land bearing Plot No 13 to 16 (Pocket A) Gut No 48 P Aggregately Admeaereing 2276.71 Sq.Mtrs, Garkheda, Tal & Dist Chatrapati Sambhajnagar has 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 real estate project is enclosed herewith.

Ajay

28/10/2023
NOTARY OF



महाराष्ट्र
राज्य
अधिवक्ता
ऑफिस
अहमदनगर
जिल्हा
अधिवक्ता
ऑफिस
अहमदनगर

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

3. That the time period within which the project shall be completed by me/promoter is 31/12/2027.

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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That 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 and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That promoter shall take all the pending approvals on time, from the competent authorities.

9. That promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

APA COMBINE LLP

[Signature]
Deponent
Partner

Verification

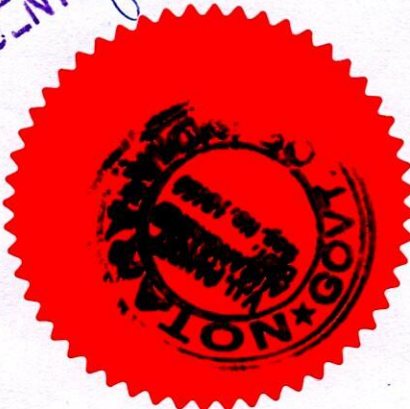
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at Aurangabad on this

ATTESTED
[Signature]
Vinayak U Pandit
B.A.L.L.B.
ADVOCATE & NOTARY
GOVT. OF INDIA AURANGABAD (DIST.)
REG. NO.10466

APA COMBINE LLP

[Signature]
Deponent
Partner

Adv. Vinayak U. Pandit
Notary, Govt. Of India,
Aurangabad Dist.
Reg. No.10466



CERTIFIED & DRAFTED BY
[Signature]

