भारतीय गैर-न्यायिक

एक सौ रुपये Rs. 100

₹. 100 HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA 2023 71AA 547480

जिल्हा कोषागार अ.क्र. 58389 किंमत ... दिनांक ... 6/01/2024

कार्यालय छ. संभाजीनगर

कोणाकरिता Pratibha Kakasaheb Deshmukh & others मुद्रांक विक्रेता

हस्ते Sanjay Shankar Kulkarni सतीश आर. शिनकर

उस्मानपुरा, औरंगाबाद. फोन: २३५९६४

परवाना क्र. 3101069

29 DEC 2023

मुद्रांक प्रमाणक लिपीक

छ.को.शे.मा.नगरपालिका संभाजीनगर

FORM "B"

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Pratibha Kakasaheb Deshmukh, Manoj Ashok Dalvi, Suresh Sampatrao Deshmukh, Prithviraj Ravindra Chavan, Gargee Subhash Deshmukh, Mayuri Kashinath Darak, and Shobha Sambhaji Jadhav Owners of the land situated at Plot No. 13, 14, 15 and 16, Gut No. 48 P, Garkheda, Chatrapati Sambhajinagar (Aurangabad) Net Plot area aggregately admeasuring 2276.71 Square Meters situated at Plot No. 13, 14, 15 and 16, Gut No. 48P, Garkheda, Chatrapati Sambhajinagar (Aurangabad) Co-promoters of the proposed project.

We, Pratibha Kakasaheb Deshmukh, Manoj Ashok Dalvi, Suresh Sampatrao Deshmukh, Prithviraj Ravindra Chavan, Gargee Subhash Deshmukh, Mayuri Kashinath Darak, and Shobha Sambhaji Jadhav Co-Promoters of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We Co-Promoter has a legal title to the land on which the development of the project is proposed 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. We say that we are constructing a project namely Disha Swarajya Pratapgad C and D in association with APA Combine LLP (Promoter) on the said land. We intend to develop Building namely Disha Swarajya Pratapgad C and D on the said land out of which we here by apply the grant of registration of our real estate project for building namely

"Disha Swarajya Pratapgad C and D" with proportionate Land Area of 2276.71 square Meters.

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 realised 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 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 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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.

APA COMBINE LLP

Deponent Partner

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

APA COMBINE LLP

Deponent Partner

IDENTIFIED & DRAFTED BY

ATTESTED

Vinayak U Pandit
B.A.LL.B.
ADVOCATE & NOTARY
GOVT. OF INDIA AURANGABAD (DIST.)
REG NO.10466

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