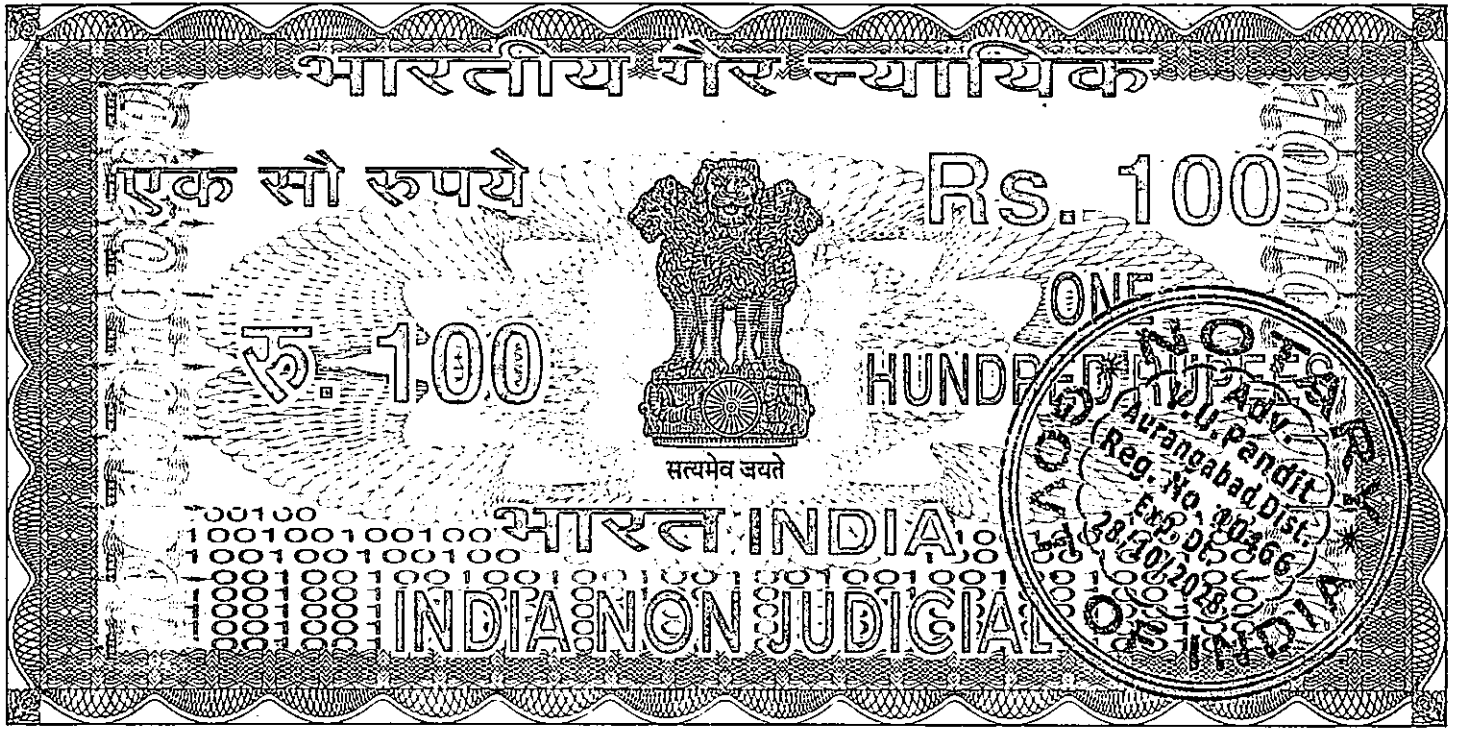




महाराष्ट्र MAHARASHTRA

2023

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जिल्हा कोणाकरीता APA Combine LLP.
कार्यालय च.संभोजीनगर हस्ते Sanjay Shankar Kulkarni

मुद्रांक विक्रेता
सतीश आर. शिंदेकर
उस्मानपुरा औरंगाबाद फोन-२३५९६६५
परवाना क्रं 3101069

FORM "B"

[See Rule 3 (4)]

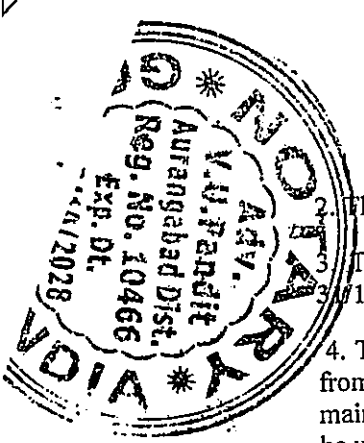
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER
Affidavit cum Declaration

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, Sutgirni Chowk, Garkheda, Chatrapati Sambhajinagar 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
A and B" on the plot of land bearing Plot No 17 to 20 (Pocket A) Gut No 48 P Aggregate
Admeasuring 2251.48 Sq.Mtrs, Garkheda, Tal & Dist Chatrapati Sambhajinagar 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



ADVOCATE & NOTARY
GOVT. OF INDIA AURANGABAD (DIST.)
REG. NO. 10466

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 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]
Partner
Deponent

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



IDENTIFIED & DRAFTED BY
[Signature]

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

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

APA COMBINE LLP

[Signature]
Deponent
Partner

