



MARASHTRA

2023

71AA 512772

अ.क्र. 12345 दिनांक 02/12/2023
हस्ताक्षर Abhijit Kerkar
कोणाकरिता Praveen Bansidhar Sanap



FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of

1. **PRAVEEN S/O BANSIDHAR SANAP** aged 37 years, residing at Old ZP Road, Indira Nagar, Mantha, Jalna -(MH) 431504,
2. **LAXMAN S/O BHIVAJI GITE** aged 70 years, residing at Post Singaon Jaha, Tq. Deulgaon Raja, Buldhana (MH) 443204, duly authorized by **DHANVANTARI BUILDERS & DEVELOPERS** as authorized signatory of proposed project.

I/We **PRAVEEN BANSIDHAR SANAP** and **LAXMAN BHIVAJI GITE**, partners of **DHANVANTARI BUILDERS & DEVELOPERS**, developer of the proposed project / duly authorized by the **DHANVANTARI BUILDERS & DEVELOPERS** Developer of the proposed project **PUNDALIK HEIGHTS** and I/We do hereby solemnly declare, undertake and state as under:

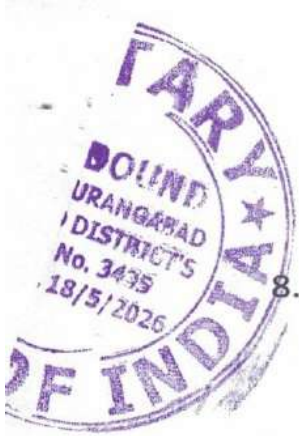


1. That land-owner have a Legal Title Report to the land on which the development of the project is proposed. AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the project land located at **Plot No. 32, 37, 38, 39 and 40, Gut No. 129 Part, 130 Part, Satara, Aurangabad 431002** having amalgamated area allocated as

Sr No.	Building Name	Built Up Area In Sq Mtrs.
1	Tower 1	2408.83
2	Tower 2	1662.95
Total		4071.78

is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter on or before **31/10/2026**;
4. (a) For New projects
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That 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.



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 the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

LAXMAN BHIVAJI GITE

Deponent

PRAVEEN BANSIDHAR SANAP

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

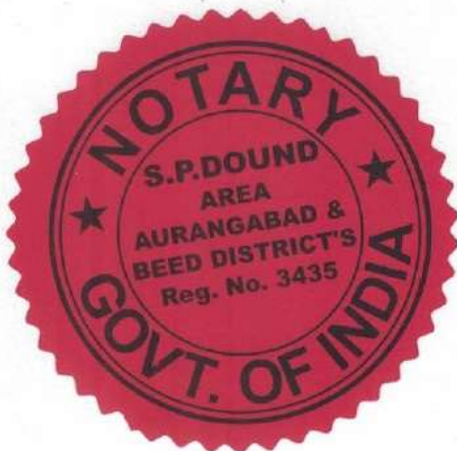
Verified by me at Aurangabad on

LAXMAN BHIVAJI GITE

Deponent

PRAVEEN BANSIDHAR SANAP

Deponent



NOTED & REGISTERED
AT Sr. No. 32257 2023
THIS DOCUMENT CONTAINS
4 PAGES

BEFORE ME

SUNIL PANDITRAO DOUND
B.A., LL.B.
Advocate Notary Govt. of India
AREA - AURANGABAD & BEED DIST'S
Ph.No. (0240) 2481882 (M) 9871003334
Reg. No. 3435

2023