भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 71AA 402913

13 SEP 2024

जिल्हा कोषागार कार्यालय छ.संभाजीनगर

12 SEP 2024

मुद्रांक एमख लिपीक छत्रपती संभाजीनगर

अ.क्र 13716 दिनांक

हस्ते नितिन शिंदे

कोणाकरिता महारेरा

श्री.वाय.डी. [illegible]

किंमतपट्टांक परवाना क्रमांक 3101048

औरंगाबाद

FORM 'B' [See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. NITIN LAXMAN SHINDE, Executive Engineer in Chhatrapati Sambhajinagar Housing & Area Development Board (Regional Unit of MHADA)** promoter of the proposed project / duly authorized the promoter of the proposed project Construction of 1056 EWS Tenements on Gut.No.09 (Part) at Nakshtrawadi, Chhatrapati Sambhajinagar vide its/his/their authorization dated 04/09/2024.

I, **Mr. NITIN LAXMAN SHINDE, Executive Engineer in Chhatrapati Sambhajinagar Housing & Area Development Board (Regional Unit of MHADA) promoter of** the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have a legal title Report 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.

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

NOTARY Z.S. BAGWAN AURANGABAD DIST. Reg. No. 11132 GOVT. OF INDIA

3. That the time period within which the project shall be completed by me/promoter is **14/03/2029.**

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 bank account declared in MahaRERA 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 That the amounts from the bank account declared in MahaRERA to cover the cost of the project, shall be Withdrawn in proportion to the percentage of completion of the project.

6. That the amount from the bank account declared in MahaRERA shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

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, plot or building, as the case may be, on any grounds.

NOTARY Z.S. BAGWAN AURANGABAD DIST. Reg. No. 11132 GOVT. OF INDIA

N.L.

Deponent

Chh. Sambhajinagar HSG. & Area Dev.A
Chh.Sambhajinagar

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 **CHHATRAPATI SAMBHAJINAGAR** on this **13 day of SEPTEMBER 2024.**

AFFIDAVIT

Solemnly affirmed before me by
Shri. Nitin Laxman Shinde
age 31 yes occ service
R/o. Mahada office Aurangabad
Dist. Aurangabad identified
before me by self
to whom he personally known.

N.L.

Deponent

Chh. Sambhajinagar HSG. & Area Dev.A
Chh.Sambhajinagar

Sagay 18/9/2024
Adv. Zulfekhar S. Bagwan
Notary, Govt. of India
Aurangabad Dist
Reg. No. 11132