



MAHARASHTRA

2024

DC 357078

मुद्रांक विक्री अ.क्र.: 14763 दिनांक: 21 जून 2023  
मुद्रांक विकत घेणाऱ्याचे नाव: सुश्री. गीता देवी गजराव गवली  
रहिवासी पत्ता: 21/10/14 टिगाव  
कोणाकरीता: 29/12/18 अमरपुत्र-61025  
मुद्रांक विक्रेत्याची सही: मो. 9803980949  
मुद्रांक विक्रेत्याचे नाव- धडकर लक्ष्मण विराजी परवाना क्रमांक-3909059  
मुद्रांक विक्रीचे ठिकाण: वजाजनगर, वाकुज पंडरीयल एरीया छ.संभाजीनगर

FORM B

[ See rule 3 (4) ]

Affidavit cum Declaration

Affidavit cum Declaration of **AVINYA DEVELOPERS** [ Partners : **Ganesh Bhaurao Gawali , Suresh Gajanan Gawande** ] Promoters of the proposed project **VIGHNAHARTA RESIDENCY** ; Situated at : Plot No. 13, 14 & 15, Gut No. 168, village - Tisgaon, Chhatrapati Sambhajnagar

We, **Ganesh Bhaurao Gawali , Suresh Gajanan Gawande** Partners of **AVINYA DEVELOPERS** promoters of the proposed project do hereby solemnly declare, undertake and state as under:

01. That we have the 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.

02. That the Project Land is free from all encumbrances.

03. That the time period within which the project shall be completed by us is **31/12/2027**.

04. That seventy percent of the amounts realised by us 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

07. That we 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.

08. That we shall take all the pending approvals on time, from the competent authorities.

09. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

Name of the Owners:-

i) Mrs. Puspa Suresh Tarodekar

Ps. Tarodekar

ii) Mrs. Kanchan Suresh Kale

B. Kale

iii) Mr. Milind Eknath Bhagat

M. Bhagat

iv) Mrs. Riyanka Milind Bhagat

R. Bhagat

v) Mr. Ripal Milind Bhagat

R. Bhagat

and Through GPA Holder/ Developer M/s Avinya Developers Through Partner

1.) Mr. Ganesh Bhaurao Gawali

G. Gawali

2.) Mr. Suresh Gajanan Gawande

*[Signature]*

with respect of Plot No. 13,14 & 15, Situated at Gut No. 168(P)



**Verification**

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

Verified by me at AURANGABAD on this 22th day of Feb 2025.

Name of the Owners:-

1) Mrs. Puspa Suresh Tarodekar

*P. Tarodekar*

2) Mrs. Kanchan Suresh Kale

*B. Kale*

3) Mr. Milind Eknath Bhagat

*M. Bhagat*

*[Signature]*

4) Mrs. Riyanka Milind Bhagat

5) Mr. Ripal Milind Bhagat

*R. Bhagat*

and Developer M/s Avinya Developers Through Partner

1.) Mr. Ganesh Bhaurao Gawali

*G. Gawali*

2.) Mr. Suresh Gajanan Gawande

*[Signature]*



**ATTESTED BY**

*[Signature]* 22/02/2025

ADV. ARUN BHUJANGRAO DHAWARE  
Notary Govt. of India Regd. No.31964  
Aurangabad (Maharashtra).

ADV. ARUN BHUJANGRAO DHAWARE  
Notary Govt. of India Regd. No.31964  
New Kutubpura, Near University Gate,  
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