



MAHARASHTRA

2024

31 MAR 2025

DC 481933

देविदास स लोर
मुद्रांक विक्रेता क्र.31010
तहसिल परिसर छत्रपती संभाजी

अ.क्र. 9340 किंमत 500 दिनांक
को. सुनिता रविंद्र इरामुख
ह. पंकज रमेश वास

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

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 Mrs. **SUNITA RAVINDRA DESHMUKH** (through GPA Holder **MR. VISHAL RAJARAM JADHAV**) Co-promoter of the proposed project **KrushnaKunj Business Hub** situated at **Plot No 02 & 03/Part, Gut No 53/2/3, Mouje Garkheda, Chhatrapati Sambhaji Nagar**

Mrs. **SUNITA RAVINDRA DESHMUKH** (through GPA Holder **MR. VISHAL RAJARAM JADHAV**) Co-promoter of the proposed project **KrushnaKunj Business Hub** situated at **Plot No 02 & 03/Part, Gut No 53/2/3, Mouje Garkheda, Chhatrapati Sambhaji Nagar**, do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has 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 is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; **31-12-2030**
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 I / 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 I /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ 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 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.


MR. VISHAL RAJARAM JADHAV
GPA HOLDER
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 CHHATRAPATI SAMBHAJI NAGAR on this _____ day of APRIL 2025


MR. VISHAL RAJARAM JADHAV
GPA HOLDER
DEPONENT

BEFORE ME

ADV. PURUSHOTTAM HARI GALKWAD
NOTARY PUBLIC (GOVT. OF INDIA)
District Aurangabad, Maharashtra
Regd. No. 26218 H-9764892116

Adv. Purushottam Hari Galkwad
Notary Public (Govt. Of India)
R/o. Gut No.30/3 Plot No.132
Nisarg Colony, Bhavsingpura, Aurangabad
Reg No.26218

