



जिल्हा कार्यालय महाराष्ट्र
26 MAR 2025
मुद्रांक प्रमुख निधी
व.को.अ. संभाजीनगर

MAHARASHTRA

2024

DC 348856

अ.क्र.	दिनांक	किंमत	प्रमोद म. कुलकर्णी
2222	9/12/24	500	मुद्रांक विक्रेता
वस्ते	कोणाकरिता		एन-५, सिडको छ संभाजीनगर
			परवाना नं 3101056

श्री गुरुदेव यांना B.P. शिराई देऊन

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 **Mr. NILESH SITARAM AGRAWAL** partner of **M/s. SARA INFRASTARCTURES** promoter of the proposed project **SARA NIWARA** situated at **GUT NO 216, SITUATED AT MOUJE HARSUL, CHHATRAPATI SAMBHAJI NAGAR**

I, **Mr. NILESH SITARAM AGRAWAL** partner of **M/s. SARA INFRASTARCTURES** promoter of the proposed project **SARA NIWARA** situated at **GUT NO 216, SITUATED AT MOUJE HARSUL, 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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.



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.

FOR SARA INFRASTARCTURES


NILESH SITARAM AGRAWAL
PARTNER
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 17 day of APRIL 2025

FOR SARA INFRASTARCTURES


NILESH SITARAM AGRAWAL
PARTNER
DEPONENT

AFFIDAVIT

Solemnly affirmed before me by

Shri/Smt. Nilesh Sitaram Agrawal

Age: 42 Bu

R/o: Chh. S. Nagar

To: Chh. S. Nagar

Identified by: Sun

Whom He / She / Know.

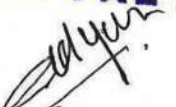
Hence Verified on 17/4/25

Documents Noted & Registered

Sr. No. 82/2025

Date 17/4/25

BEFORE ME


ADV. KALYAN AMBADAS KHOLE
Notary Govt. of India Reg.No.31909
Dist.Chh.Sambhajinagar (Aurangabad)
Maharashtra) Mob.No.9420239600



