

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

7 MAR 2024

भारत INDIA
INDIA NON JUDICIAL



महाराष्ट्र MAHARASHTRA

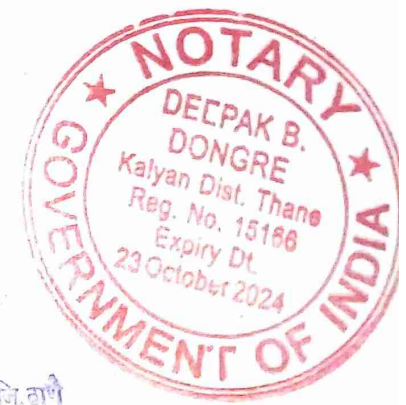
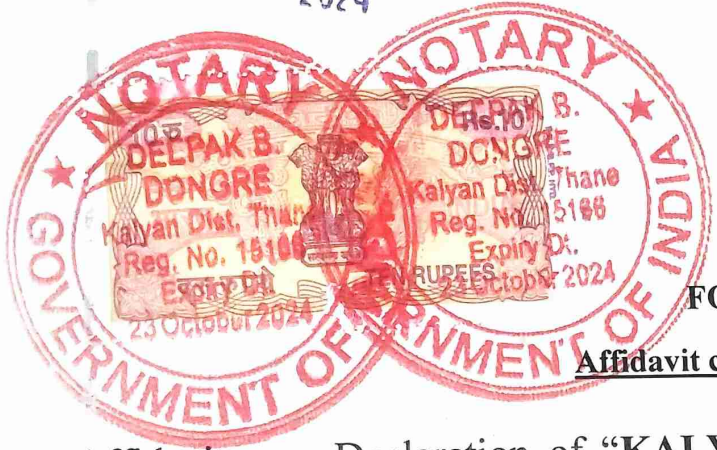
2023

67AA 012857

7 MAR 2024



28 FEB 2024



FORM B

Affidavit cum Declaration

लिखित
सप कोषागार, न्यायिक, नि.गरी

Affidavit cum Declaration of "KALYANI SHIVAJI GORALE" Proprietor of CHETANA DEVELOPERS Promoter of the proposed project (MAHESHVARA AVENUE) /duly vide its authorization dated 07-03-2024.

I/We, KALYANI SHIVAJI GORALE Proprietor of CHETANA DEVELOPERS Proprietor of the proposed project (MAHESHVARA AVENUE) do hereby solemnly declare, undertake and state as under:

1. The Promoters have a legal title to the land on which the development of the proposed project is to be carried out.

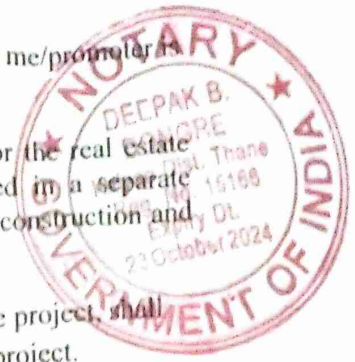
AND

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 said land is free from all encumbrances.



3. That the time period within which the project shall be completed by me/promoter is 30-06-2029
4. 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. That We promoters 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 We promoters shall take all the pending approvals on time, from the competent authorities.
9. That We promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / 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.



1) KALYANI SHIVAJI GORALE

Deponent

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

Verified by us at ULHASNAGAR
on this 07-03-2024

ATTESTED BY

DEEPAK B. DONGRE
B.L.S., LL.B.
ADVOCATE & NOTARY
Government of India
Kalyan, Dist. Thane, Maharashtra
Reg. No. 15166

1) KALYANI SHIVAJI GORALE

Deponent

12 MAR 2024