भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

NOTARY ADV. NILEEMA J. SARANGA AMBARNATH, DIST. THANE Reg. No. 15060 EX.DT. 11.12.2024 GOVT. OF INDIA

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

12 0 FEB 2024

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 67AA 081733

12 0 FEB 2024

- 8 FEB 2024

NOTARY ADV. NILEEMA J. SARANGA AMBARNATH, DIST. THANE REG. NO. 15060 GOVT. OF IND.

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उप कोषागार कार्यालय, उल्हासनगर, जि. ठाणे

FORM 'B'

[See rule3(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.ROHAN JANARDHAN PATIL is LAND OWNER AND MR. PRIYESH SOPANDEV CHOUDHARY Authorized Signatory of **M/S.** ATHARV INFRASTRUCTURES promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 01/02/2024;

I, MR.ROHAN JANARDHAN PATIL is LAND OWNER & Authorized MR. PRIYESH SOPANDEV CHOUDHARY is Partner AND Authorized Signatory of

प्रति पत्र

दस्तऐवज प्रकार / नमुना :- करारनामा

दस्तऐवज क्रं. :- AKIC

नोंदणी होणार असलेला मुद्रांक :-

मिळकतीचे वर्णन :-

मोबदला रक्कम :-

पेनाचारी नांव :- Pravesh S. Chaudhary

पेनाचारी पत्ता :-

हक्की अदालतचा स्वतंत्र मांडपत्ता :- S.S. Board

मुद्रांक शुल्क रक्कम :- 100

मुद्रांक विक्री नोंदवही अनुक्रमांक/दिनांक :- 14334 Bal

मुद्रांक विक्रेत पेनाचारी सही :-

20 FEB 2024

20 FEB 2024

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिन्यात वापरणे आवश्यक आहे.

:- मुद्रांक विक्रेत्याची सही

:- नांव : पुनिता के. आत्मारामानी

:- परवाना क्र. 9292019

:- पत्ता : कात्रप बदलापुर (पूर्व)

NOTARIAL GOVT. INDIA

M/S. ATHARV INFRASTRUCTURES promoter of the proposed project duly authorized of the "SWANAND VEDIKA" proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title Report to the land on which the development of the project is proposed OR 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.

3. That the project shall be completed by promoter from the date of registration of project **till 30/06/2029;**

4. For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realized hereinafter 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.

or

(ii) That entire of the amounts to be realized hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule

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 utilized 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.

Deponent

Verification

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

Verified by me at Badlapur on this day Tuesday,22th Feburary'2024.

Deponent

NOTARY
ADV. NILEEMA J. SARANGA
GOVT. OF INDIA

ATTESTED BY ME
NILEEMA J. SARANGA
Advocate & Notary
Reg. No. 15960

23 FEB 2024