



महाराष्ट्र MAHARASHTRA

2025

16 JUL 2025

DU 061078



जिल्हा कोषागार कार्यालय ठाणे
10 JUL 2025
मुद्रांक कृष्ण लिपीक / लिपीक

Annexure-I - Only for Affidavit
Serial No. 52561
Stamp Purchaser's Name Brahmanand N. Patil
Place of residence & Signature

Stamp Vendor Signature
Mr. Ravindra Vishnu Shingade
License No. 1201043, Shingade Services, Shop No. 47,
Gr. Floor, Prabhat Centre, Sector-1A, CBD Belapur, Navi
Mumbai-400614, Mo. 9824704124

या कार्यासाठी म्यादी मुद्रांक खरेदी केला त्याची तय्यार करणाऱ्याची
मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे



FORM 'II'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Brahmanand Narasu Patil authorized partner and signatory for M/s. AAI Infrastructures and duly authorised by Land Owners Mr. Narendra Bhaikaji Naik Chikhalikar and Mr. Shital Shivram Naik Chikhalikar , promoters of the proposed project named "Sai Narayan Heritage "

I, Mr. Brahmanand Narasu Patil, Age 29 years, Adult, Occupation Business, residing at B-5, Room No 7, Vasundhara CHS, JNPT, Uran, Raigad, Maharashtra- 400707 and promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That We promoters have a legal title report to the land on which the development of the project is proposed

has 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 with.

(2) That the project land is free from all encumbrances.

(3) That the time period within which the project shall be completed by promoters from the date of registration of project; is 30/04/2028.

(4) That seventy per cent of the amounts realized by me/promoters 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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

(6) That We the promoters 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 We the promoters shall take all the pending approvals on time, from the competent authorities.

(8) That We the promoters 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 the said Rules, within seven days of the said changes occurring.

(9) That We the promoters have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That We the promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on Dated 16/07/2025

[Signature]

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 Navi Mumbai on Dated 16/07/2025

[Signature]

Deponent



BEFORE ME

Adv. SUNITA RAM PATIL

M.Com., M.A., LL.M., G.D.C. & A.

ADVOCATE HIGH COURT

Membership No. AH/2006/2000

NOTARY (GOVT. OF INDIA)

Shop No. 26, Pratik Centre, Sector 1A,

CBD Belapur, Navi Mumbai-400614.

MOB.: 9987669788

3/WHATSAPP ONLY

NOTARIAL REG NO. 16204

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DATE: 16 JUL 2025