

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2021

BG 479083

अनु.क्र. 4955 दि. 4 FEB 2022 पु.गु.स्थान. S.B.R.
दस्तावा प्रकार Declaration
दास्त नोंदणी करणार आहेत का ? होय/नाही.
निष्कर्षीचे वर्णन
मुद्रांक देणाऱ्याचे नांव Rian Buldkch put 401
पत्ता S.B. Rai, pune
इतर पक्षाचे नांव Vineet Goyal
हस्ते व्यक्तीचे नांव Kallash Kadam Keshu 38

मुद्रांक देणाऱ्याची सही.

पदा कारणसाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी सही करावी (6)

मदत खरेदी केलेल्यापसून 6 महिन्यात वापरणे बंधनकारक आहे

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. Vineet Krishnakumar Goyal, promoters of the proposed
project named Zen Elite;

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Mr. Vineet Krishnakumar Goyal promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we the promoters have / has a legal title Report to the land on which the development of the project is proposed.

OR

have/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 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 the project 31st December 2026;

4. (a) For new projects :

(i) 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.

(b) For ongoing project on the date of commencement of the Act.

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

Deponent



Mr. Vineet Krishnakumar Goyal



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 Pune on this 5th day of February 2022.



Deponent

Mr Vineet Krishnakumar Goyal.

BEFORE ME

NOTED AND REGISTERED AT
SERIAL NUMBER 11112

HEMANT GOVIND TANPURE
NOTARY, GOVT. OF INDIA
PUNE

05 FEB 2022

