



महाराष्ट्र MAHARASHTRA

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43AA 296234

स्तुताचा प्रकार

दस्त नोंदणी करणार आहेत का?

नोंदणी होणार असल्यास दु. निबंधक कार्यालयाचे नाव

मिळकतीचे वर्णन

मोबदला रक्कम

मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता

Dream Works Realtors

दुसऱ्या पक्षकाराचे नाव व पत्ता

हमने जमिनीचे नाव व पत्ता

मुद्रांक शुल्क रक्कम

मुद्रांक विक्री नोंदवही अनुक्रमांक

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक / मुद्रांक विक्रेत्याची सही

श्री. मधुसूदन धोंड्यासो आमलगाव

धरणास. २०२१००

दिनांक, २४ मार्च, २०२३

Affidavit



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



Signature

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Dream Works Realtors** through its partner Mr. Narendra Jalinder Balwadkar, Promoter of the proposed project do hereby state that we are developing the project known as **DREAM ELEGANCE** land bearing (a) S. No. 9 Hissa Hissa No.1 Totally admeasuring 00 Hectares 60 Ares, out of which area admeasuring 00 Hectares 30 Ares, (b) S. No. 9 Hissa Hissa No.2 Totally admeasuring 00 Hectares 28 Ares, and (c) S. No. 9 Hissa Hissa No.3 Totally admeasuring 00 Hectares 28 Ares, out of which area admeasuring 00 Hectares 27 Ares, **Together area admeasuring 00 Hectares 85 Ares** situated at village Balewadi, Taluka Haveli District Pune, promoter of the proposed project known as **DREAM ELEGANCE** do hereby solemnly declare, undertake and state as under :

1. That We / Promoters have /has a legal, rights and title to develop 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 land owner and promoter for joint development of the real estate project is enclosed herewith.
2. That details of encumbrances letter is uploaded on the official website of Maharashtra RERA including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.
3. That, the time period within which the project shall be completed by us/promoters on or before 31 December 2028;
4. That Seventy percent of the amounts to be realized hereinafter by us/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 the purpose.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That We / the Promoters shall get the accounts audited within six months after the end of every financial year by a Chartered accountant 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 project.
7. That We / the Promoters shall take all 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 these 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.

Deponent



DREAM WORKS REALTORS
Through its Partner
Mr. Narendra Jalinder Balwadkar

VERIFICATION

The contents of my/our above Affidavit cum Declaration are true and correct and nothing material has/have been concealed by me/us therefrom.

Verified by me/us at Pune on this 24th day of MARCH 2023.

Deponent



DREAM WORKS REALTORS
Through its Partner
Mr. Narendra Jalinder Balwadkar



BEFORE ME

SAVITA PRADEEPKUMAR ROGADE
NOTARY, GOVERNMENT OF INDIA
PUNE CITY (MAHARASHTRA)
REG. No. 15377

3 APR 2023