



महाराष्ट्र MAHARASHTRA

20 OCT 2023

2023

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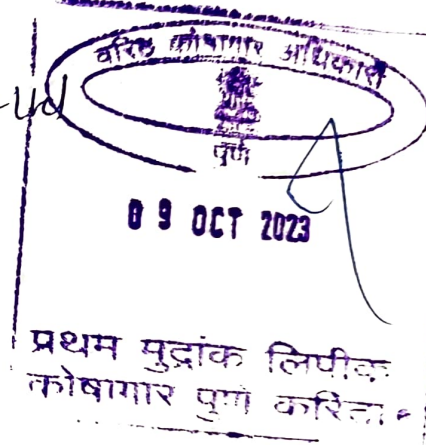
मुद्रांक खरीद करताना यासुद्धा ६ महिन्यात वापरणे बंधनकारक आहे.

ज्या कागदासाठी खाली मुद्रांक खरेदी करताना त्या कागदासाठी

अनु. क्र. दि. मु.शु. रक्कम-१००/-
दस्तावाचा प्रकार
दस्त नोंदणी करणार आहेत का? होय / नाही
मुद्रांक घेणाऱ्याचे नाव
मुद्रांक विकत घेणाऱ्याचे नाव
पत्ता
दुसऱ्या पक्षाकाराचे नाव
हस्ते व्यक्तीचे नाव व पत्ता

DMK Infra Structure Pvt Ltd

Prasad



[Signature]

मुद्रांक विकत घेणाऱ्याची सही

श्री. विरयलक्ष्मी रामचंद्र जाधव
कार्यक्रमा क्र. २१०११५१
प्लॉट नं. १०० ते नं. १८
फुलेनगर, बिचवड, राणे - १०

FORM 'B'
[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMETER OR ANY PERSON AUTHORIZED BY THE PROMETER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms.DMK Infrastructure Pvt. Ltd Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 21.09.2023;



I, Vivek Vasant Bhamre, Dinesh Mansuklal Kucheria, Manisha Dinesh Kucheria (promoter company name) promoter of the proposed project/ duly authorized by the promoter of the proposed project Stella B1 do hereby solemnly declare, undertake and state as under.

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

OR

_____ have / has a 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.

OR

That details of encumbrances NA including dues and litigation, details of any rights, title, interest or name of any party in or over such land, alongwith details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project **Stella B1 - 1/11/2026**

4. (a) For new project :

That seventy per cent of the amounts realized 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 schedule 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 percent of the amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from 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 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 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 infer 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.

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 on 19TH Oct., 2023 .

Deponent

Name of the Director

Vivek V Bhamre

VIVEK V BHAMRE
DIRECTOR

Dinesh M Kucheria

DINESH M KUCHERIA
DIRECTOR

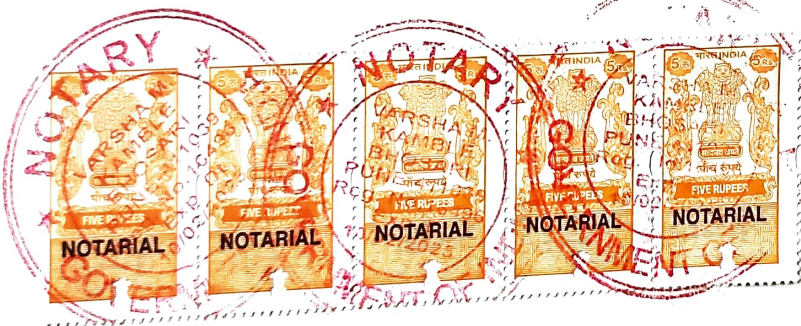
Manisha D Kucheria

MANISHA D KUCHERIA
DIRECTOR

Suryakant Govindrao Labade

SURYAKANT GOVINDRAO LABADE
B.A., LL.B.
ADVOCATE

Off: 4, Bhau Complex Building,
Dhavad Vasti, Bhosari, Pune-39



BEFORE ME

Varsha M Kamble
VARSHA M KAMBLE
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
BHOSARI, PUNE, -411039