



महाराष्ट्र MAHARASHTRA

© 2019 ©

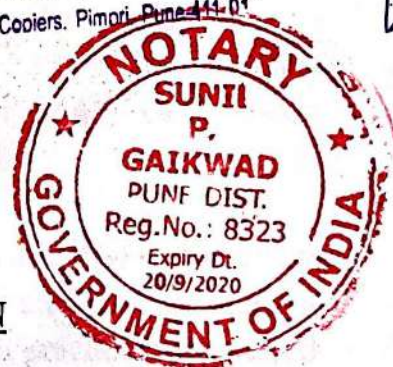
WT 589548

ONLY FOR AFFIDAVIT (Article-4)

Reg. Serial No. 7651 Date. 04 AUG 2020 Rs. 100/-
Stamp Purchaser's Name. Kishan S Ganne
Place of Residence. Pimple chavaneb
Through Name. Dharmaj Ughmare
Stamp Purchaser's Sign.



Sign. JAY D. WANWARI, Lic.No.: 2201067
(Stamp Vendor) Vishakha Xerox Copiers, Pimori Pune-411 01



AFFIDAVIT CUM DECLARATION



I, Mr. Kishor Shankar Garve, Age- 64, Occupation-Business, proprietor of M/s Vinayak Enterprises having its registered address at 626/21, Kawade Nagar near HDFC Bank, Sangvi, Pune- 411027, promoter of the proposed project "Eastern River Residency" on behalf of M/s Vinayak Enterprises and all the Co-Promoters/ Land Owners do here by solemnly declare, undertake and state as under:

1. That I have legal title Report to the land on which the development of the project is to being carried out and a legally valid authentication of titles 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 except mortgages that will be created by prospective buyers upon their prospective units in the said project.
3. That the project shall be completed in phases and within stipulated time form the date of registration.
4. That seventy per cent of the amount to be realized hereinafter by me 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 That the amount from the separate account shall be withdrawn in accordance with Rule 5
6. That I 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 withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I shall take all the pending approvals on time, from the competent Authorities.
8. That I 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

Deponent



Kishor Shankar Garve

Proprietor M/s Vinayak Enterprises

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 Aug 2020.

Deponent



Kishor Shankar Garve

Proprietor M/s Vinayak Enterprises


BEFORE ME
SUNIL P. GAIKWAD
ADVOCATE & NOTARY
GOVT. OF INDIA
Chinchwad, Pune-411 004

