



महाराष्ट्र MAHARASHTRA

2021

BG 480816

अनु.क्र. २०२०/२०२१ दि. २२/१०/२०२१ मु.शु.रकम. ५०० रु.

रक्कम प्रकार विच्छेदित

रक्कम मीठी करणार आहेत का ? होय/नाही. होय

विच्छेदित करणार

मुद्रांक विच्छेदित करणारो रुक कोर्ट याद वन व्हेयरी ५४

पत्ता १०८ वी वी वर वन्य वी वर सुवडे.

दुरावता घडकावता रुक विमिता गायन

मुद्रांक विच्छेदित करणारो रुक निमोरी करणार - म्हाकृष्ण गोवळ

मुद्रांक विच्छेदित घेणारवाणी रुक ५२५ ब, शनिवार वड पुणे-३

२२ OCT 2021

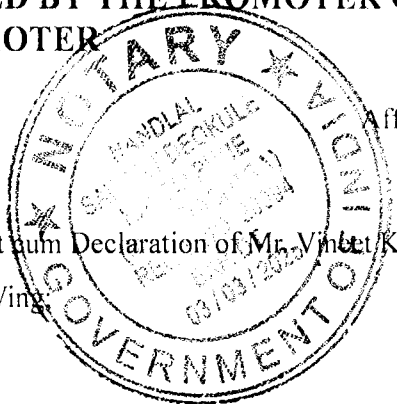
प्रथम मुद्रांक लिपीक कोषागार पुणे करिता

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

Affidavit cum Declaration
Affidavit cum Declaration of Mr. Vinet K Goyal, promoter of the proposed project named Courtyard One C Wing



१०७

Mr. Vineet K 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 31/12/2026;

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.

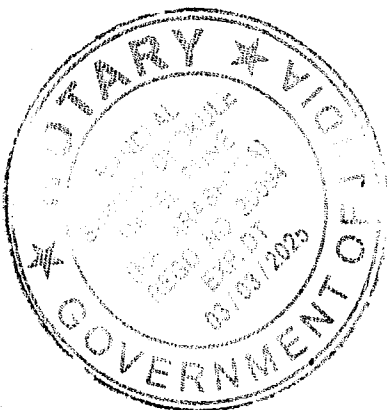
8. That I/ the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

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

For, Courtyard One Ventures LLP
Mr. Vineet K Goyal

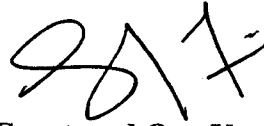


Verification

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

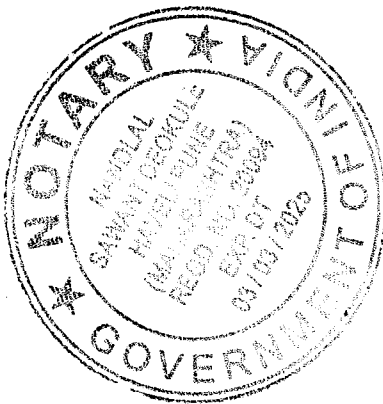
Verified by me at Pune on this 9th day of November 2021.

Deponent



For, Courtyard One Ventures LLP

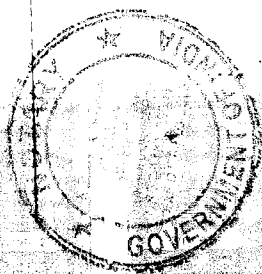
Mr. Vineet K Goyal



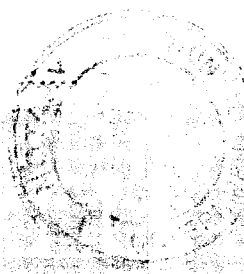
ATTESTED

Thakur
VANDLAL SAWANT DESHPANDE
NOTARY GOVT. OF INDIA
PUN

09 NOV 2021



NOTARIAL



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