



महाराष्ट्र MAHARASHTRA

2022

BR 479758

दस्तावेज प्रकार

दस्त नोंदणी करणार आहेत का ?

नोंदणी होणार असल्यास दु. निबंधक कार्यालयाचे नाव

मिळवणीचे वर्णन

मालकीचे कायदा

सहायक निबंधक कार्यालयाचे नाव व पत्ता

दस्तावेज मालकीचे कायदा व पत्ता

हस्त करिता / मालकीचे कायदा

मुद्रांक लेख

सहायक निबंधक

मुद्रांक निष्कात या मालकीचे कायदा

परवानग्यासाठी / मुद्रांक विक्रीच्या मदी

श्री. रामकृष्ण गंध्यासिंग आगरवेल

पत्ता नं. २०११००

पुणे, महाराष्ट्र, पिन - ४११००१

Undertaking

Swadik Trade PUNE
Wairkar pune

RERA

Mayur Sonawane

२६२२५ दिनांक १०/१०/२०२२

Mayur

वरिष्ठ कोषागार अधिकारी

10 OCT 2022

प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता



FORM 'B'

Affidavit cum Declaration

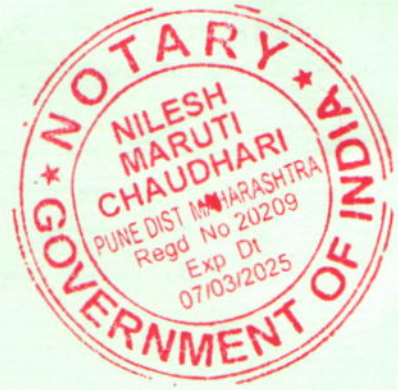
005

1971
1971
1971



Promoter

FORM 'B'



Affidavit cum Declaration

I, **Kalpesh Sunil Mahajan**, Age: 21 years, Occupation: Business, Director of **Swadik Trade Pvt. Ltd.** having its registered office at Office No Bhoomi Allium, S.No.5/1, Kokane Chowk, Rahatani- PUNE-411027 do hereby solemnly declare, undertake and state as under;

1. That Swadik Trade Pvt. Ltd. has a legal title Report to the land on which the development of the proposed project "ANP ULTIMUS" 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 "ANP ULTIMUS" is free from encumbrances .

3. That the time period within which the project shall be completed by the promoter is 30th June ,2027(Phase I of layout)

4. (i) That seventy per cent of the amounts to be realized hereinafter by the 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate(Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016

6. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, 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 the project.

7. That the promoter shall take all the pending approvals on time, from the competent authorities.

8. That 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 changes occurring.

9. That the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment.

Mr. Kalpesh Sunil Mahajan
Duly authorized Signatory
& Director of
M/s. Swadik Trade Pvt. Ltd.



Deponent

Verification

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

Verified by me at Pune on this 3rd day of NOV.2022.

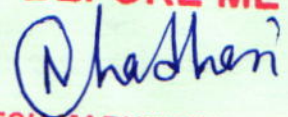




Deponent



BEFORE ME



NILESH MARUTI CHAUDHARI
NOTARY, GOVT. OF INDIA
PUNE DIST. MAHARASHTRA
Regd. No.20209 Exp. Dt.07/03/2025

NOTED AND REGISTERED
AT SR. NO. 315/2022
DATE - 4 NOV 2022