



महाराष्ट्र MAHARASHTRA

2022

40AA 854279

या: कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

अनु.क्र. ५६४९८ दि. १३/३/२०२३ मु.शु.रकम १००/-
दस्तावा प्रकार अफिडेव्हिट
दस्त नोंदणी करणार आहेत का? होय/नाही.
मिळकतीचे वर्णन
मुद्रांक विकत घेणाऱ्याचे नांव राधित राहुम अगवाम
पत्ता माकेट्याडि डुगे
दुसऱ्या पक्षकाराचे नांव
हस्ते व्यक्तीचे नांव व पत्ता अक्षय माडगे माकेट्याडि डुगे
शुभांगी सुहास बनकर
परवाना क्र. २२०१११७
मुद्रांक विकत घेणाऱ्याची सही १३४४ शिवाजीनगर पुणे म न पा समार, पुणे



FORM 'B'

[See rule 3(4)]

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 M/s. **RAM INDIA PROPERTIES** through its Proprietor **MR. RACHIT RAHUL AGARWAL** promoter of the proposed project **ADDRESS ONE** duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 13/03/2023

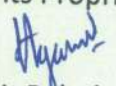
I, M/s. **RAM INDIA PROPERTIES** through its Proprietor **MR. RACHIT RAHUL AGARWAL** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31/12/2027.
4. 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

M/S Ram India Properties

Through its Proprietor


Mr. Rachit Rahul Agarwal



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 this _____ day of _____
Deponent

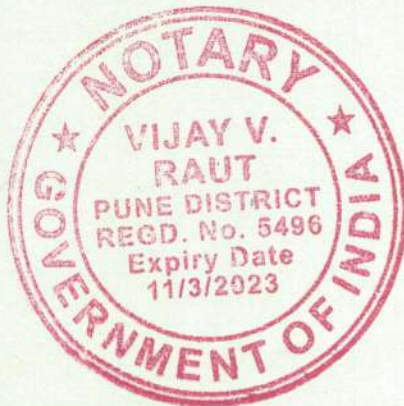
11. 1 MAR 2023

[Signature]

Noted And Registered
at Serial No. _____

45/2023

11 1 MAR. 2023



BEFORE ME

[Signature] 11/3/2023

VIJAY V. RAUT
ADVOCATE & NOTARY
GOVT. OF INDIA, PUNE
REG. NO. 5496

