



महाराष्ट्र MAHARASHTRA

2022

BV 318619

अनुक्र ५३५१९ दि ०३/०३/२५ रु. ५००

दस्तावा प्रकार Offr

दस्त नोंदणी करणार आहेत याचे पत्ता/विवरण

मिळकतीचे वर्णन Vishwas Developers & Builders

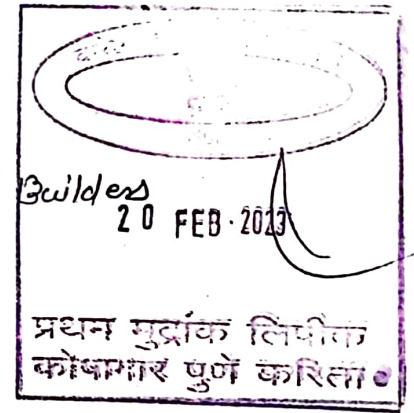
मुद्रांक लिपि Hatapsar pune

दुसऱ्या पक्षाचे नाव Rupesh Garwade

हस्ते व्यक्तीचे नाव

प्रमाणित केलेले घेण्याची राहो

सुर्यकांत सुखदेव गवळी
परवाना क्र. २२०१०७९
सोनी काळोडेर (कल्याण जिल्हा) ता. मंडोई जि. कोल्हापूर



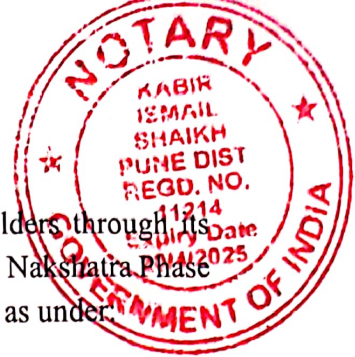
FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of M/s Vishwas Developers and Builders promoter of the proposed project "Yashraj Nakshatra Phase 1" developed on Plot bearing Survey No. 69/5c/1 & 69/5c/4/1.



Affidavit cum Declaration of M/s Vishwas Developers and Builders through its proprietor Vishwas Tupe, promoter of the proposed project Yashraj Nakshatra Phase 1, Pune – 411028 do hereby solemnly declare, undertake and state as under.



1. That the promoter 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 promoter is by 31/12/2026.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we, 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 promoters shall take all the pending approvals on time, from the competent authorities.
9. That promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoters shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

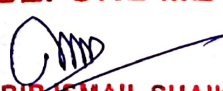

Deponent

Verification

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

Verified by me at Pune on this 4th day of March, 2023.



BEFORE ME

KABIR ISMAIL SHAIKH
NOTARY, GOVT. OF INDIA
PUNE


Deponent

10 7 MAR 2023