



महाराष्ट्र MAHARASHTRA

© 2022 ©

50AA 492421

91108 - 8 MAY 2023
दि. मु. शु. रकम २०८८

दस्तावा प्रकार प्रतिज्ञापत्र

दस्त नोंदणी करणार आहेत का ? होय/नाही.

निव्वकतीचे वर्गन

मुद्रांक विकत घेणाऱ्याचे नाव
पत्ता
२५/५/२३ ४५३४

दुसऱ्या पक्षकाराचे नांव

हस्ते व्यक्तीचे नांव व पत्ता
२५/५/२३ ४५३४

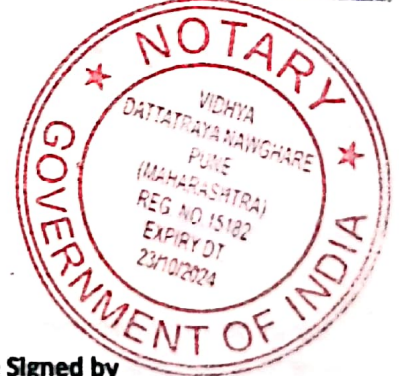
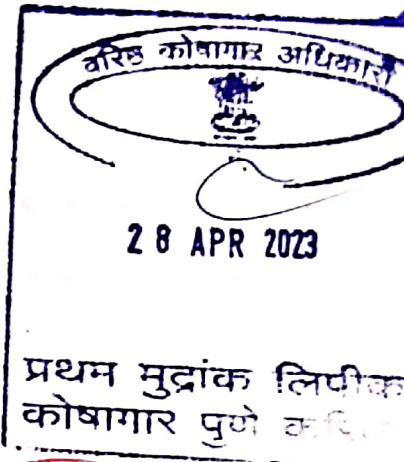
SANGIETRA LOKANDE
परवाना क्र. २२०९९२४

मुद्रांक विकत घेणाऱ्याची सही/मुद्रांक हॉलत करण्यात, रजिस्ट्रार ऑफिस, पुणे-९
ज्या कारणासाठी ज्यांनी मुद्रांक खाली केला, त्यांनी त्याच कारणासाठी त्यांनी
कोर्टी वेळ्यानातून ६ महिन्यात दोपारणे बंधनकारक आहे

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. Dhanraj Baburao Patil, Designated Partner of M/s. SSPL Landmarks LLP the promoter of proposed project, 'THE STRAND' vide its/his/their authorization

I, Mr. Dhanraj Baburao Patil promoter of the proposed project THE STRAND duly authorized by the promoter of the proposed of the project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed
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 project; Date-30.09.2027
4. (a) For new projects:

That seventy per cent of the amounts realized 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 realized 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.

5. That the amount from the separate account shall be withdrawn in accordance with Rule 5.

6. That I / that 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 utilized 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 regulation made under the Act.

Di

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

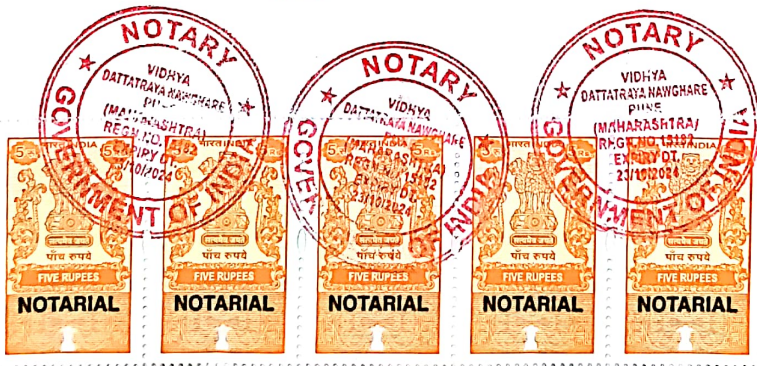
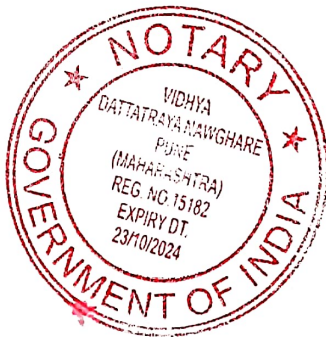
Verification

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

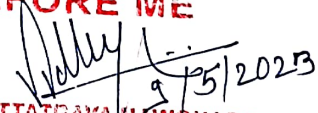
Verified by me at Pune on this 09th day of May, 2023.



Deponent



BEFORE ME



VIDHYA DATTATRAYA NAWGHARE
NOTARY GOVT. OF INDIA
PUNE DISTRICT (MAHARASHTRA)
REGN. NO. 15182

09 MAY 2023