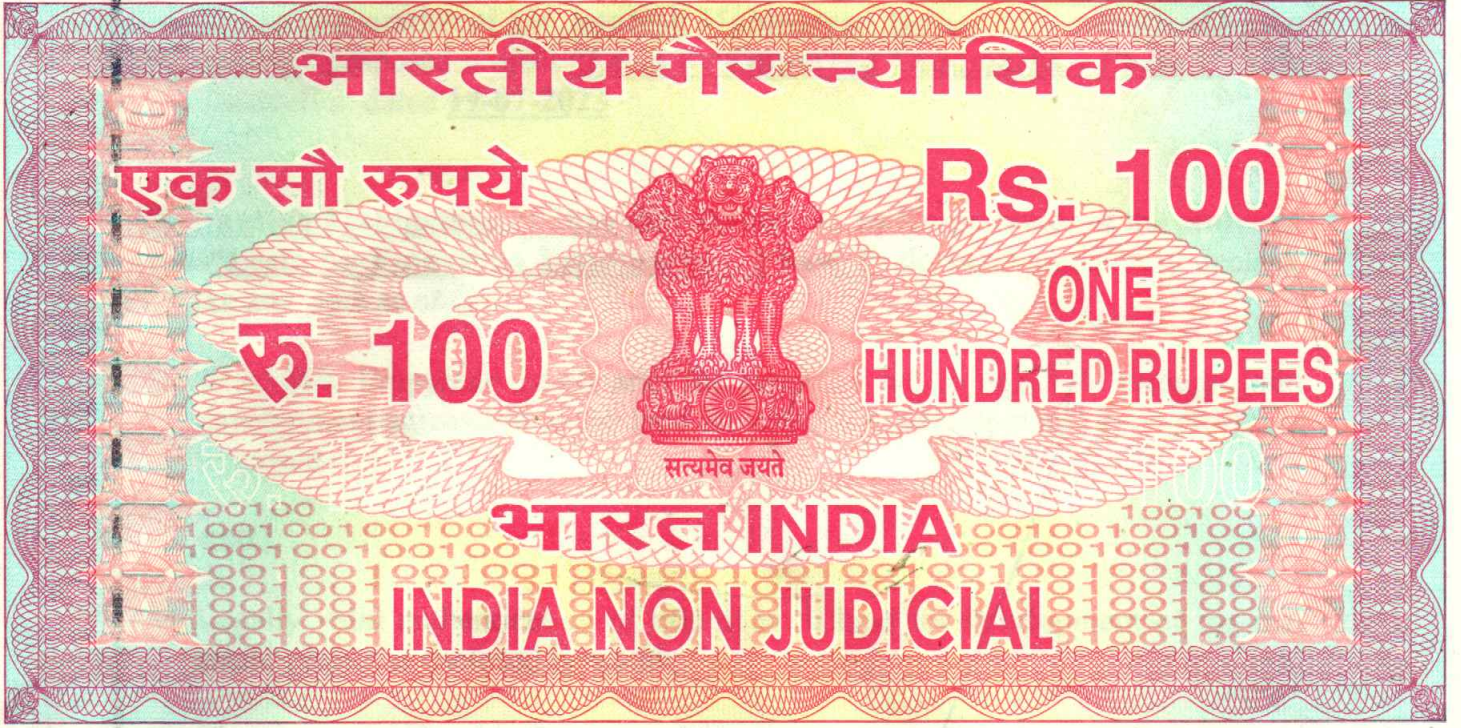




महाराष्ट्र MAHARASHTRA

2023

63AA 183780

अनु. क्र. 35488 दि. 21 JUL 2023
दस्तावेजाचा प्रकार
दस्त नोंदणी करणार आहेत की **AFFIDAVIT**
मिळकतीची वर्णने **Impysean Landmarkes**
मुद्रांक विक्री घेण्याच्या संबंध **Kadapsur here**
पत्ता
दुसऱ्या पक्षकाराचे नांव **Archna Nikam**
हस्ताक्षरकर्त्याचे नांव व पत्ता

Anikam
मुद्रांक विक्री घेण्यासाठी सही
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला.
त्यांनी त्याच कारणासाठी 6 महिन्यांच्या आत वापरण्याचा आहे

संजय एल. प्रकाश
परवाना क्र. 2201072
जी.टी. कवडे रोड, पुणे-२६

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

[Signature]

Affidavit cum Declaration of **Mr. Santosh Mahipatrao Jadhav** duly authorized by the promoter of the proposed project **"Leela by Emyrean Landmarks – Phase I"**, vide their authorization dated **19-07-2023**

I, **Mr. Santosh Mahipatrao Jadhav** duly authorized by the promoter of the proposed project **"Leela by Emyrean Landmarks – Phase I"** do hereby solemnly declare, undertake and state as under:

1. That, M/s. Emyrean Landmarks the promoter has a legal title through joint development agreement to the land on which the development of the project is proposed

AND

- a) Legally valid authentication of title of such land 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 promoter from the date of registration of the project is up to **31/12/2026**.

4. (a) For new projects:

- (i) That seventy per cent of the amounts realized by 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 realized hereinafter by 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 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 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 said changes occurring.
9. That the promoter 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 allottees at the time of allotment of any apartment, plot or building, as the case may be.

M/s. Empyrean Landmarks



Mr. Santosh Mahipatrao Jadhav

Partner

(Promoter)

(Deponent)

Verification

The contents of 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 19th day of July, 2023

Noted and Registered

at Sr. No. 4136/2023

Date:- 11 AUG 2023

M/s. Empyrean Landmarks



Mr. Santosh Mahipatrao Jadhav

Partner

(Promoter)

(Deponent)

ATTESTED

AJAY N. SHINDE
ADVOCATE AND NOTARY
Office No. E-123, Mega Center,
Hadapsar, Pune-411028.

AJAY NARAYANRAO SHINDE
NOTARY, GOVT. OF INDIA
PUNE

