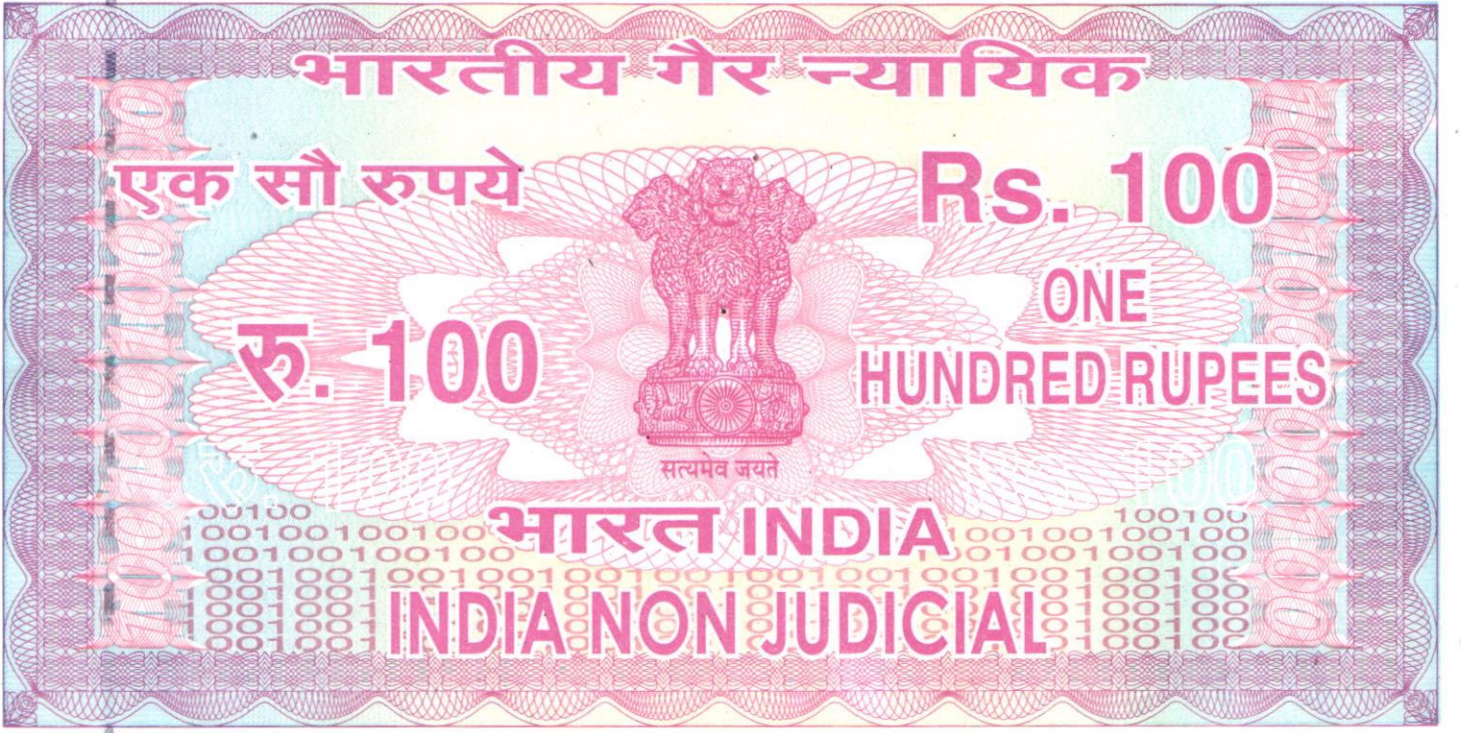




महाराष्ट्र MAHARASHTRA

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52AA 464404

फक्त प्रतिज्ञापत्रासाठी

अनु.क्र. 72९3 दि. 2८/४/२०२३ मु.शु.रक्कम १०००

मुद्रांक विकत घेणाऱ्याचे नांव श्री योगिगता रिथलकान

पत्ता ३० गे चौक पेरगोन पुणे ३३

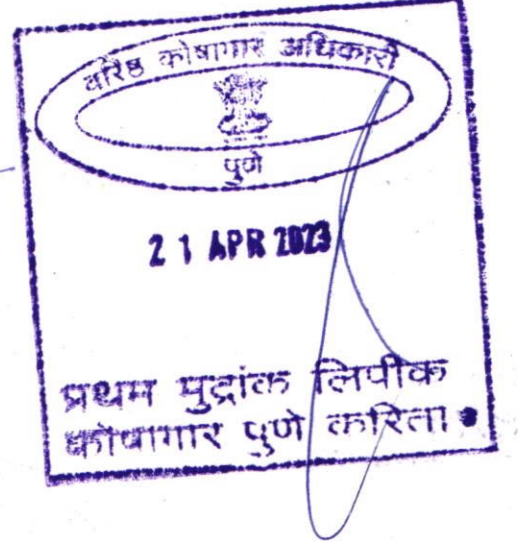
हस्ते व्यक्तीचे नांव मनसुख आम

मुद्रांक विकत घेणाऱ्याची सही

सौ.मालती वसंत मोकाशी
परवाना क्र २२०११४८
तालुकरानगर, विलवड, पुणे, - ४११००१

शासकिय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करण्यासाठी

मुद्रांक कागदाची आवश्यकता नाही (शासन आदेश दि. ०१/०९/२०१२ नुसार)



FORM 'B'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION



We,

M/S. SHREE SONIGARA REALCON

Through its Partners

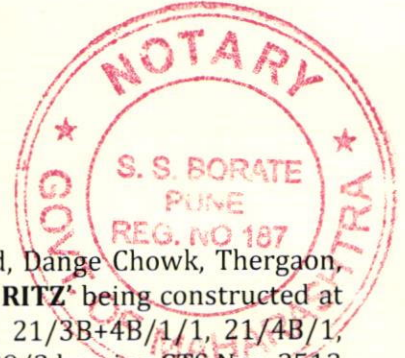
MR. KETUL BHAGCHAND SONIGARA

MR. RAHUL BHAGCHAND SONIGARA

MR. BHAVESH BHAGCHAND SONIGARA

MR. JITENDRA PANRAJ SONIGARA

MR. MITESH MAFATLAL DOSHI



having its office at: Survey Nos. 21,22 & 39, Aundh - Ravet Road, Dange Chowk, Thergaon, Pune 411033, **PROMOTER** of the proposed project '**SIGNATURE RITZ**' being constructed at Survey Nos. 21/2/B, 21/3/A, 21/3B/4A/1/2/1, 21/3B/4A/1/3, 21/3B+4B/1/1, 21/4B/1, 21/4B/2, 21/4B/3, 21/4B/4, 21/4C 21/4D/5A, 21/5B 22/2 and 39/3 bearing CTS Nos. 2513 (P), 2514 (P), 2515 (P), 2516 (P) and 2517 (P), at Village Thergaon, Taluka Mulshi, District Pune.

do hereby solemnly declare, undertake and state as under:

1. That we have a legal title 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 us from the date of registration of project shall be 31.12.2028.
4. That seventy per cent of the amounts realised by us 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That we 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That we shall take all the pending approvals on time, from the competent authorities.
8. That we shall inform the Authority regarding all the changes that may occur 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

Deponents

M/S. SHREE SONIGARA REALCON
Through its Partners

[Signature]

MR. KETUL BHAGCHAND SONIGARA

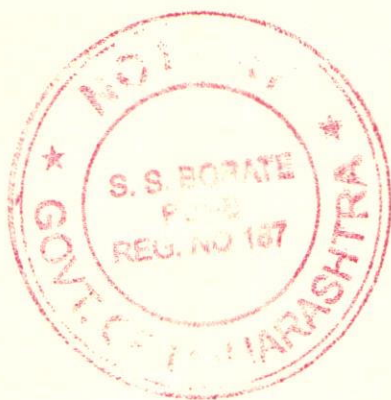
[Signature]

MR. RAHUL BHAGCHAND SONIGARA

MR. BHAVESH BHAGCHAND SONIGARA

J. P. Sonigara

MR. JITENDRA PANRAJ SONIGARA



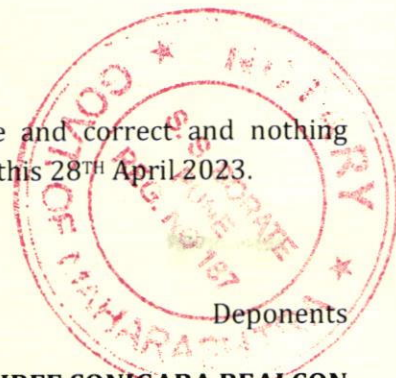
[Signature]

MR. MITESH MAFATLAL DOSHI



VERIFICATION

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom. Verified by us at on this 28TH April 2023.



Deponents

M/S. SHREE SONIGARA REALCON
Through its Partners

MR. KETUL BHAGCHAND SONIGARA

MR. RAHUL BHAGCHAND SONIGARA

MR. BHAVESH BHAGCHAND SONIGARA

J. P. Sonigara

MR. JITENDRA PANRAJ SONIGARA

MR. MITESH MAFATLAL DOSHI



02 MAY 2023

BEFORE ME

S. S. BORATE
Notary, Govt. of M
Pune, Reg. No. 187