



महाराष्ट्र MAHARASHTRA

2018

TP 774279

मुद्रांक विक्री मोदवही अनु. क्रमांक ००५० दिनांक 26 JUL 2018.

दस्तावेज प्रकार प्रतिज्ञापन

मुद्रांक शुल्क एक रुपया १००/-

दस्तबंदी करणार आहेत का?

होय (Yes) / नाही (No)

विलेकनीचे थोडक्यात वर्णन

पुर्तः विकत घेण्यासाठी नाव

दस्तावेज प्रकार नाव

हस्त लिखित नाव

२३ जुलै २०१८

मुद्रांक विकत घेणारा/ हस्ते व्यक्तिची सही

रविंद्र श. मिरजकर
ला. नं. HVL VIII-2201096
दिगंज नगर, पुणे-32.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापराचे बंधनकारक आहे.

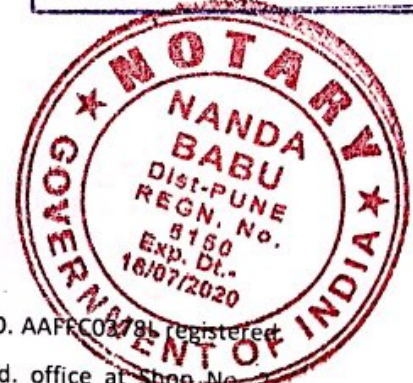


प्रथम मुद्रांक लिपीक कोणागार पुणे करिता

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of M/s. CHOICE ESTATES, PAN NO. AAFPC0378L registered under the provisions of Indian Partnership Act, 1932, having its regd. office at Shop No. 2, 'Shrishti Homes', Adarsh Colony, Tingre Nagar, Pune 411 032, Through its partner:- MR. VIJAY ANANTRAM GOYAL, Age 47 years, Occupation Business, R/at. Kumar City, Kalyani Nagar, Pune



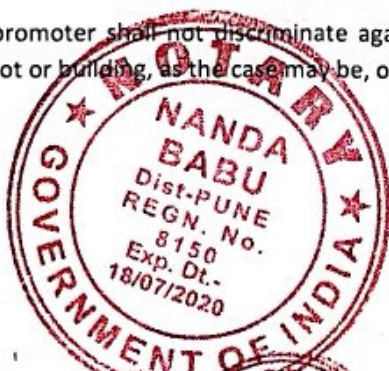
Handwritten signature of the partner, MR. VIJAY ANANTRAM GOYAL.



411014 promoter of the ongoing project GOODWILL MEADOWS situated at village Lohegaon, Taluka Haveli, District Pune, bearing Survey No. 291/2 (P), vide its/his/their authorization dated 7th Feb 2011;

I, VIJAY ANANTRAM GOYAL, the promoter do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is being carried out
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 44 Months i.e. from April 2018 to December 2021.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.



For CHOICE ESTATES

Through its partner

MR. VIJAY ANANTRAM GOYAL

BEFORE ME

Nanda Babu

NANDA BABU
NOTARY, GOVT. OF INDIA
PUNE
REGD. No. 8150

03 OCT 2018

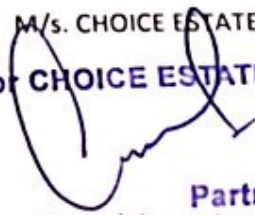


Verification

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 3rd day of October 2018.

M/s. CHOICE ESTATES
For CHOICE ESTATES


Partner
Through its partner:-

MR. VIJAY ANANTRAM GOYAL

