



महाराष्ट्र MAHARASHTRA

2021

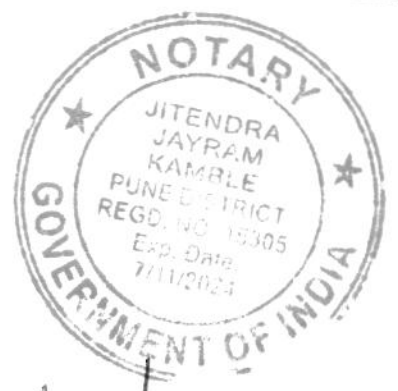
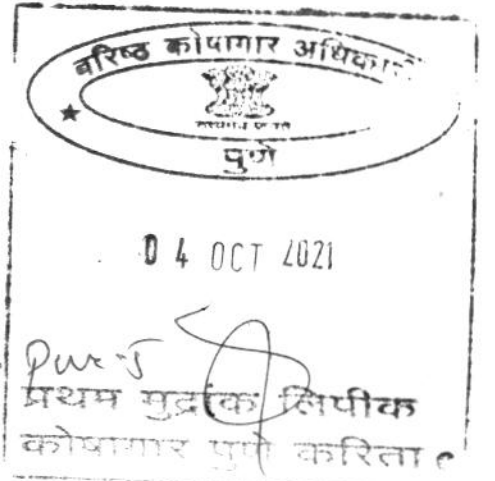
BF 004489

क्र. 28232 दि. 13 OCT 2021 मु. शु. रकम: 500/-
दस्तावा प्रकार Rera Affidavit
दस्त नोंदणी करणार आहेत का ? होय/नाही.
मिळकतीचे वर्णन S.S. Properties
मुद्रांक विकत घेणाऱ्याचे नांव Rera Road, Pune - 7
बत्ता Rera
दस्तावा बळकाराचे नांव S. Kalyan
हस्ते व्यवहारीचे नांव S. Kalyan बत्ता S. Kalyan

मुद्रांक विकत घेणाऱ्याची सही.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून 6 महिन्यात बाबतचे वसुलीकरण करावे.

संजय रमनाथ चौधरी
बरबाता क्र. 2209994
१८४, कासबा पेठ, पुणे-११



Affidavit cum Declaration

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 **Ms. S S Properties** through partner 1) **Mr. Sachin Rikhablal Bhandari**, Age 35, 2) **Mr. Sagar Rikhablal Bhandari**, Age 37, Both R/at - 9 Leela Bungalow, Chayya Soc., Law Collage Road, Erandwane, Pune - 411038. 3) **Mr. Raj Deepak Shah**, Age 37, 4) **Mr. Jay Shailesh Shah**, Age 24, Both R/at - 46/47, Shaildeep, Panchvati Colony, Talegaon Dabhade, Pune - 410506. 5) **Mr. Ghanshyam Jangaldas Sukhwani**, Age 65, R/at - 444, Sind Co Op Hsg Soc. Road No. 4, Aundh, Pune - 411007. 7) **M/s. Bhandari Buildcon Private Limited** through partner Sachin Rikhablal Bhandari. That the promoter of the proposed project 43 Privet Drive C Building, do hereby solemnly declare, undertake and state as under:

1. The promoter has a legal title to the land on which the development of the proposed project is to be carried out.
2. A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
3. That the project land is free from all encumbrances other than those mentioned below:



a) Mortgage created in favour of Bajaj Housing Finance Limited on 28.09.2021, which is registered at Sub-Registrar, Haveli No.19 at serial No.12603/2021.

b) Following pending litigations mentioned hereunder:

Case No.	Plaintiff	Defendant
Writ Petition No. 10053/2009	Bajirao Balwardkar	Shatrughna Balwadkar and others
Writ Petition No.1410/2018	Vijay Uttam Balwadkar	M/s. S.S. Properties & ors
Regular Civil Suit No.63/2020	Sahebrao Kamaji Balwadkar and others	M/s. S.S. Properties

4. That the time period within which the project shall be completed by the promoter from the date of 39 months (i.e. 20/03/2020 to 30/06/2023) registration of project;
5. That seventy per cent of the amounts realised 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.
6. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
7. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That the promoter shall take all the pending approvals on time, from the competent authorities.

9. 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.

10. That the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. That 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 the promoter i.e **M/s. S S Properties** through partners

1) Mr. Sachin R. Bhandari,

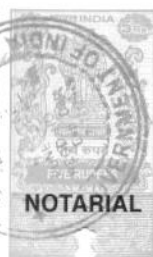
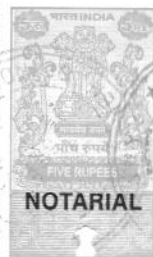
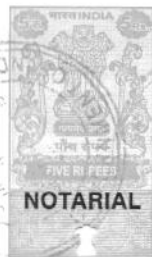
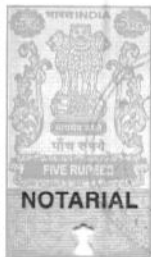
2) Mr. Sagar R. Bhandari,

3) Mr. Raj Deepak Shah,

4) Mr. Jay S. Shah,

5) Mr. Ghanshyam J. Sukhwani,

6) M/s. Bhandari Buildcon Pvt. Ltd.
through director Sachin R. Bhandari



BEFORE ME

JITENDRA J. KAMBLE
3 ADVOCATE & NOTARY
GOVT. OF INDIA
PUNE



13 OCT 2021
13 OCT 2021

Verification

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

Verified by me at on this day of.

Deponent

M/s. **S S Properties** through partners

1) Mr. Sachin R. Bhandari,

2) Mr. Sagar R. Bhandari,

3) Mr. Raj Deepak Shah,

4) Mr. Jay S. Shah,

5) Mr. Ghanshyam J. Sukhwani,

6) M/s. Bhandari Buildcon Pvt. Ltd.
through director Sachin R. Bhandari