



महाराष्ट्र MAHARASHTRA

2022

BR 473138

या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केलेल्यापैकी ६ महिन्यात या मुद्रांकाचा वापर करणे आवश्यक आहे.

दि. ५९५२० १८/१०/२२ ५००/-

वस्तुस्थिती स्पष्ट

वस्तुस्थिती स्पष्ट करणारे असेल की ? होय/नाही.

भिकार्याने उल्लेख

मुद्रांक विकत घेणाऱ्याचे नांव

मे. वरुसेन ज्योतीराम LLP

पत्ता

वि. वाड पुणे

दुसऱ्या पक्षकाराचे नांव

हेमनंद चौगडे

हस्ताव्यक्त नांव

सी. व्ही. बी. शिंदे

परवाना क्र. २२०११५२

पिंपरीवाडी, आकुडी, पुणे-४१

मुद्रांक विकत घेणाऱ्याची राहणी

प. अ. शिंदे

पिंपरीवाडी, आकुडी, पुणे-४१

पिंपरीवाडी, आकुडी, पुणे-४१

पिंपरीवाडी, आकुडी, पुणे-४१

पिंपरीवाडी, आकुडी, पुणे-४१

पिंपरीवाडी, आकुडी, पुणे-४१

पिंपरीवाडी, आकुडी, पुणे-४१

पिंपरीवाडी, आकुडी, पुणे-४१

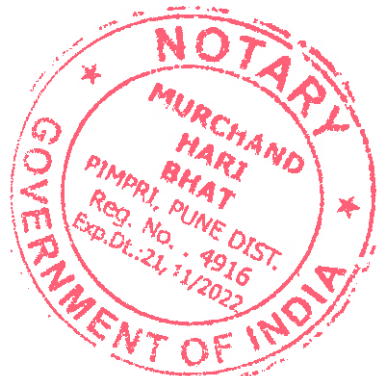
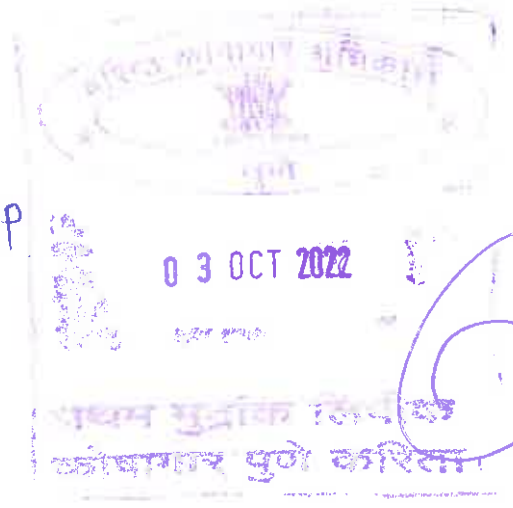
पिंपरीवाडी, आकुडी, पुणे-४१

पिंपरीवाडी, आकुडी, पुणे-४१

पिंपरीवाडी, आकुडी, पुणे-४१

पिंपरीवाडी, आकुडी, पुणे-४१

पिंपरीवाडी, आकुडी, पुणे-४१



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Narendra Bhimsen Agarwal, Age - 44,
Occupation - Business duly authorized by the promoter of the proposed project.

I Mr. Narendra Bhimsen Agarwal & Mr. Bhagwan Venkatrao Peddawad duly authorized by **M/S ESSENVENKATESH LLP** having registered office at S.No. 172/2 & S.no. 175/3, Wakad link road, Near Omega Paradise, Pune- 411057 , Promoter of proposed project " **57 ELEVATE** ", situated at Plot Survey No.172/2 & 175/3 , Wakad , Pune - 411057, do hereby solemnly declare, undertake & state :-

- That the promoter has a legal title Report to the land on which the development of the project is proposed.
- That the project land is free from all encumbrances, Charges and mortgages except Project Loan (NIL as of now) via mortgage deed (NIL as of now).
- That the time within which the project shall be completed by me promoter is **31/12/2026**.
- That seventy percent amount to be realized hereinafter by the promoter from the real estate project from the allottees, from time to time, shall be deposited in separate account to be maintained in scheduled bank to cover the cost of construction & the land cost shall be used only for that purpose.
- That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
- That the promoter shall get the account 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 withdrawal has been in compliance with the proportion of completion of the project.
- That the promoter shall take all the pending approvals on time, from the competent authorities.
- That the promoter shall inform the Authority regarding 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.
- That promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 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.

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 us at Pune on this 12Th day of October 2022.



For M/S ESSENVENKATESH LLP

[Signature]

Mr. Narendra Bhimsen Agarwal.

[Signature]

Mr. Bhagwan Venkatrao Peddawad

IDENTIFIED BY

Sign: *[Signature]*
At: Premnand
Mob: 7499625972



BEFORE ME

[Signature]
MURCHAND HARI BHAT
ADVOCATE & NOTARY
GOVT. OF INDIA
Pimpri, Pune Dist.

13 OCT 2022