



महाराष्ट्र MAHARASHTRA

2022

38AA 809207

अनु. क्र. १८७३८ दि. २६ DEC 2022

दस्तावा प्रकार.....

दस्त मोंदणी करणार आहेत का ? होय / नाही.....

विजयतीचे वर्णन.....

दस्तावा विवरण येवनादीचे नांव.....

पती.....

दस्तावा प्रकारचे नमूना.....

दस्तावा विवरण येवनादीचे नांव.....

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ज्या कारणासाठी रसदारी मुद्रांक खोदी केला त्याच कारणासाठी मुद्रांक खोदी करण्यापासून ६ महिन्यात यापुढे वापरणे बंधनकारक आहे



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 Mr. Amol Choudhary Promoter of the SARTHAK HOUSING DEVELOPMENT CORPORATION UNIT 3 , having office at Office No. B-3, Second Floor, Ghodke Classic, Near Kamla Nehru Park, Erandwane, Pune, Maharashtra 411004. Developing a proposed project "GEETANJALI A APARTMENT" located at CTS No. 1301, S. No. 88/1/3+1/6, Plot No. B 4, Sahakar Nagar, Parvati, Pune 411009, vide its/his/their authorization dated 23/12/2022;

I, Mr. Amol Choudhary promoter of the proposed project "GEETANJALI A APARTMENT" located at CTS No. 1301, S. No. 88/1/3+1/6, Plot No. B 4, Sahakar Nagar, Parvati, Pune 411009 do hereby solemnly declare, undertake and state as under:

1. That I have a legal title Report to the land on which the development of the project is proposed and 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.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me from the date of registration of project; **30/06/2026**.

4. (a) For new projects:

That seventy per cent of the amounts realized by me / 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.

(b) For ongoing project on the date of commencement of the Act

- (i) That seventy per cent of the amounts to be realized here in after by me 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 amount from the separate account shall be withdrawn in accordance with Rule 5.
6. That I 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 I shall take all the pending approvals on time, from the competent authorities.
8. That I 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 I have furnished such other documents as have been prescribed by the rules and regulation made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.




Deponent

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 ----- day of-----


Deponent

BEFORE ME



SANGEETA ASHOK BHAGAT
Notary Govt. of India, Pune

Noted and Registered

at Sr. No. 467/2022

Date:- 27 DEC-2022

