



महाराष्ट्र MAHARASHTRA

2017

RZ 901208

30 MAY 2017
1) मुद्रांक विक्रेता के नाम पर
2) बसत: मुकुंदगिरा पुणे मनीष मोरेश्वरी
3) हस्ताक्षरकर्ता का नाम गोविंद साखरे
4) बसत: मुकुंदगिरा पुणे साधना दि. कोठारी
पुद्रांक विक्रेता के हस्ताक्षर सही ला. नं.- 2209929 ह. क्र. 99
4/4 रायसोनी पार्क
मार्केटगार्ड पुणे- 37



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



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 **Mr. Manish Dwarkadas Maheshwari** Age:- 37 years,
Occ:- Business, PAN-ABGPB6715N R/at:- 3, 4 & 5, Swyambhu Building, Sujay
Garden, Mukund Nagar, Pune-411037 promoter of the proposed project / duly
authorized by the Co-promoter of the proposed project, vide its authorization
dated 17/11/2011 do hereby solemnly declare, undertake and state as under:

1. That Mr. Manish Dwarkadas Maheshwari have /has a legal title to develop the land bearing Gat No. 564 totally admeasuring 10 H. 23 Gunthas having an assessment of 46Rs. 69 Paise and have a legal title as the Partner of M/S. Majestique Realtors for Gat no. 559/1 for an area admeasuring 00H 05R out of the total area of the said land thereby total area admeasuring about 05H 65 Ares i.e. situate along with at Village Wagholi, within the limits of Grampanchayat Wagholi, Taluka Panchayat Haveli, Zilla Parishad Pune and within the jurisdiction of Sub-registrar Haveli, Taluka-Haveli, District-Pune herein after referred to as the "said land" on which the development of the proposed project known as "**Majestique City**" is to be carried out.
2. That, I say that a legally valid authentication of title of such land along with an authenticated copy of the agreement was arrangement between land owner and promoter for joint development of the real estate project will be uploaded on the official website of Maharashtra RERA.
3. That, I say that present building/s under the project shall be completed by us on or before 31/12/2020 from the date of registration of project;
4. That detail of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, mentioned herein and along with details are mentioned in Title Report is uploaded on official website of Maharashtra RERA:-
 - a) I have obtained a Bank Loan from DCB Bank Ltd. by Mortgaging the said land vide Mortgage Deed bearing no. 11003/2015 of Sub registrar Haveli no. 10 Pune, on dated 30/09/2015.



- b) Notice bearing no. HVL-10/ML.E.A/32 A/Notice/2014/195 dated 28/10/2014 from the Inspector General of Registration office Haveli no. 10 Pune for deficit payment of Stamp Duty on Agreement no. 13307/2011 and I have given my reply and no such adverse order has been passed by the Inspector General of Registration till date.
- c) The said property is free from all encumbrances, lien, lease, charges except mentioned herein above.
5. For ongoing project on the date of commencement of the Act
- i) We say that Seventy percent of the amounts to be realized hereinafter 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 the purpose.
- ii) We say that entire of the amounts to be realized hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.
6. I say that the amounts from the separate account shall be withdrawn in accordance with Rule 5 by us.
7. I say that I shall get the accounts audited within six months after the end of every financial year by a Chartered accountant 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of project.
8. I say that I/promoter shall take all pending approvals on time, from the competent authorities.
9. I say that I/Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub section (s) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.



10. I that I/Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. I say 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.
12. I say and declare that I am executing this affidavit cum declaration in support of our application for registration of project i.e. Majestique City, more particularly described in form A.



Deponent

Mr. Manish Dwarkadas Maheshwari

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 ..30..day of June, 2017.



Deponent

Mr. Manish Dwarkadas Maheshwari

30 JUN 2017

BEFORE ME

ANAND H. JAWALKAR
NOTARY, GOVT OF INDIA
PUNE DISTRICT

NOTED AND REGISTERED AT
SERIAL NUMBER 585
2017

