



महाराष्ट्र MAHARASHTRA

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BM 267615

फक्त प्रातःपत्रासाठी

अनु.क्र. 12845 दि. 25.12.2022 म.शु.रकम.....500/-

मुद्रांक विकत घेणाऱ्याचे नाव Tatvam Construction Pvt Ltd.

पत्ना Tatvam Vittoria Ravet-Kiwale Pune 01.

व्यक्तिचे नाव Mahadev Shinde.

80

भारतीय वसंत पोकाशी

गणना क्र. 1000086

मुद्रांक विकत घेणाऱ्याची सह

कार्यालयीन किंवा घरातील पुणे-33

नासकिय कार्यालयीनसाठी न्यायिक/न्यायिक/प्रतिपक्ष साक्षर करण्यासाठी

मुद्रांक विकत घेणाऱ्याची अर्थसहाय्य करणे

महाराष्ट्र सरकार, मुंबई



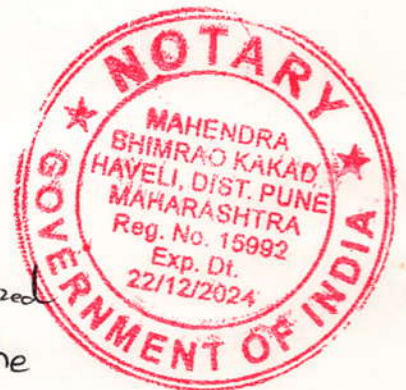
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प्रथम मुद्रांक लिपीक कोषागार पुणे करिता

"FORM-B"

"Affidavit cum Declaration"

Affidavit cum declaration of M/s Tatvam -
Constructions Private Limited through it Authorized
Director - Mr Dipak Ramniklal Shah as the
Promoter of the Proposed Project -



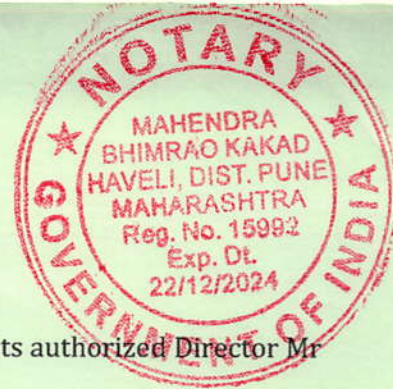
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FORM 'B'

Affidavit cum Declaration



Affidavit cum Declaration of M/s Tatvam Constructions Pvt .Ltd. through its authorized Director Mr Dipak R Shah, and the promoter of the Proposed Project

We, **Tatvam Construction Private Limited** , a company registered under the Companies Act 1956, having its Corporate office at Survey No 93 TATVAM-VITTORIA , Ravet -Kiwale Road ,Opp Jai Ganesh Lawns ,Kiwale ,Pune : 412101.,India (**Promoter**) are developing the project namely **V - UPTOWN** do hereby solemnly declare, undertake and state as under:

1.The Promoter has partly acquired ownership and partly acquired development rights and such capacity has a legal title to develop all that piece and parcel of Land Admeasuring 6600 square meters out of Survey No 93 ,Hissa No.5 and Land Admeasuring 10,000 square meters out of Survey no 93 ,Hissa No.6 at Village Kiwale ,Taluka ,Haveli ,within the limits of Pimpri Chinchwad Municipal Corporation ,District ,Pune and as more particularly described in the Schedule hereunder written ("**Project Property**")

2. That the Details of encumbrances.

a) The Promoters have availed Construction Funding from HERO FINCORP LTD Limited upon the Project Land by executing and registering necessary Deed of Mortgage in their Favour dated on 31/03/2021.The Said details are available in Encumbrances Certificate

3. The Entire Project shall be completed by: December 2025

4. That seventy per cent of the amounts realised by promoter for the real estate project from the allot tees, 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 shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estates Project ,Registration of Real Estate Agents ,Rates of Interest and Disclosures on Website),Rules 2016(" Rules")

6. 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.

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

8. 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. The Undersigned, as in charge of the project shall be liable for any actions under the Act by the Authority:

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. 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.



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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 Pune on this day of .

Deponent

Mr Dipak R Shah

Authorized Director

M/s Tatvam Constructions Pvt.Ltd.



SCHEDULE HEREIN ABOVE REFERRED

All that piece and parcel of Land Admeasuring 6600 square meters out of Survey No 93 ,Hissa No.5 and Land Admeasuring 10,000 square meters out of Survey no 93 ,Hissa No.6 at Village Kiwale ,Taluka ,Haveli ,within the limits of Pimpri Chinchwad Municipal Corporation ,District ,Pune : 412101.

On or Towards the East : By Survey No 93/7 Land Of Mr Sadashiv Katale;

On or Towards the South : By Proposed 18 meters New D P Road;

On or Towards the West : By Survey No 93/2 Land of Mr Katale and;

On or Towards the North : By 18 meters, Kiwale Village Government Road.

PLACE: PUNE

DATE: 24/07/2022



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BEFORE ME
[Signature]
26/07/2022
MAHENDRA B. KAKAD
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
25 JUL 2022