



महाराष्ट्र MAHARASHTRA
मुद्रांक (अनुच्छेद-४)

SH 137534

(सदर मुद्रांक न्यायसेवकासाठी नाही.)

प्रतिज्ञापक कोणाकडे करतो: ३०६

प्रतिज्ञा पत्र

प्रतिज्ञापकाची पत्ता:

मुद्रांक दिवस: २० जुलै २०१७

पंडरीनाथ तुकाराम पठारे

व राहिल्याची पत्ता:

पुणे - ४११००४

मुद्रांक दिवस: २० जुलै २०१७

२० जुलै २०१७

हस्ताक्षरांची नावे व स्थाने:

श्री. संतोषकुमार गं. पेंडे

प्रदानाधारक मुद्रांक विक्रेत्याची सही व परवाना

परवाना क्र. २२०१०८६

मुद्रांक विक्रीचे ठिकाण/पत्ता:-

पुणे - ४११००४

[Signature]

[Signature]



Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. 1) Pandharinath Tukaram Pathare
Promoter of project / duly Authorized by the promoter of the proposed
project, vide its/his/their authorization dated 22/07/2017

I Mr. Pandharinath Tukaram Pathare promoter of the proposed project/duly
authorized by the promoter of the proposed project do hereby solemnly
declare, undertake and state as under:

1. That I / promoter have/has a legal title Report to the land on which the
development of the project is proposed

OR

Pandharinath Tukaram Pathare have/has a legal title Report to the land on which the development of the proposed project is to be carried out

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.

OR

That details of encumbrances including dues and litigation details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter From the date of registration of project;

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 date of commencement of the Act

(i) That seventy per cent 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 a scheduled bank to cover the cost of Construction and the land cost and shall be used only for that purpose.

(ii) 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 Estimated receivable of the project is less than the estimated cost of completion of the Project.

5. That the amount from the separate account shall be withdrawn in accordance with Rule 5

6. That I / 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 account 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 / the promoter shall inform the Authority regarding all 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 / the promoter have / has furnished such other documents as have been Prescribe by the rule and regulation made under the Act.

10. That I / 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

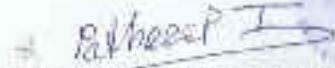

1) Pandharinath Tukaram Pathare

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 Dated 22/07/2017 on this day of Saturday

Deponent


Pandharinath Tukaram Pathare



BEFORE ME


BHAYYASAHEB TUKARAM JADHAV
NOTARY, GOVT. OF INDIA
PUNE DIST (MAHARASHTRA)
REGD. NO. 11204

29 JUL 2017

NOTED & REGISTERED
AT SR. NO.: 2563/2017
DATE:

OR

Pandharinath Tukaram Pathare H.U.F have/has a legal title Report to the land on which the development of the proposed project is to be carried out

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.

OR

That details of encumbrances including dues and litigation details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter From the date of registration of project;

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

(i) That seventy per cent 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 a scheduled bank to cover the cost of Construction and the land cost and shall be used only for that purpose

OR

(ii) 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 Estimated receivable of the project is less than the estimated cost of completion of the Project.

5. That the amount from the separate account shall be withdrawn in accordance with Rule 5



6. That I / 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 account 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 / the promoter shall inform the Authority regarding all 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 / the promoter have / has furnished such other documents as have been Prescribe by the rule and regulation made under the Act.

10. That I / 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

Pandharinath Tukaram Pathare

1) Pandharinath Tukaram Pathare H.U.F

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 Dated 22/07/2017 on this day of Saturday



Deponent

Pandharinath Tukaram Pathare

Pandharinath Tukaram Pathare H.U.F



BEFORE ME

Bhaiyyasaheb Tukaram Jadhav
BHAIIYASAHEB TUKARAM JADHAV
NOTARY, GOVT. OF INDIA
PUNE DIST (MAHARASHTRA)
REGD. NO. 11204

NOTED & REGISTERED

AT SR.NO.: 2554/2017
DATE: 29 JUL-2017



महाराष्ट्र MAHARASHTRA

2017

SH 137535

मुद्रांक (अनुच्छेद-8)

मुद्रांक खरीदी गेल्यापासून 6 महिन्यांत यासाठी बंधनकारक आहे

(सदर मुद्रांक) याद्वारे यासाठी नाही.)

प्रतिज्ञापत्र कोणासाठी सदर करण्यात येईल :-

सविज्ञानासाठी येईल :-

मुद्रांक विक्रीचे ठिकाण :-

व साहिनगाव येथे :-

मुद्रांक विक्रीचे ठिकाण येथे आहे असे :-

हस्तोपपत्तीचे नांव व संख्या :-

परवानाधारक मुद्रांक मिळवण्याची सही व परवाना

मुद्रांक विक्रीचे ठिकाण/पत्ता :-

श्री. संतोषकुमार गं. पेंडसे
संख्या क्र. 2209000
मुद्रांक खरीदीचे ठिकाण येथे आहे



20 JUL 2017



Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. Bapusaheb Tukaram Pathare Promoter of project / duly Authorized by the promoter of the proposed project, vide its/his/their authorization dated 22/07/2017

I Mr. Bapusaheb Tukaram Pathare promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have/has a legal title Report to the land on which the development of the project is proposed

OR

Bapusaheb Tukaram Pathare have/has a legal title Report to the land on which the development of the proposed project is to be carried out

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.

OR

That details of encumbrances including dues and litigation details of any rights, title, interest or name of any party in or over such land, along with details,

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6. That I / 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 account 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.

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9. That I / the promoter have / has furnished such other documents as have been Prescribe by the rule and regulation made under the Act.

10. That I / 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

B.T. Pathare

1) Bapusaheb Tukaram Pathare

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 Dated 22/07/2017 on this day of Saturday

Deponent

B.T. Pathare

1) Bapusaheb Tukaram Pathare

NOTED & REGISTERED

SR.NO.: 2552/2017

DATE:

29 JUL 2017



BEFORE ME

B.T. Pathare

BAPUSAHEB TUKARAM PATHARE
NOTARY, GOVT OF INDIA
PUNE DIST (MAHARASHTRA)
REGD. NO. 11204