



महाराष्ट्र MAHARASHTRA

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AB 878082



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13 JUN 2017

पु.शु.खकम... 500/-
दस्तावेज प्रकार... Affidavit cum declaration

दस्त नोंदणी करणार आहेत का ? होय/नाही

मिळकतीचे वर्णन...

मुद्रांक विकत घेणाऱ्याचे नांव... S2 Realty
पत्ता... 101, Lowkey Plaza, Kothrud Pune - 38

दुसऱ्या पक्षकाराचे नांव... Mahanera

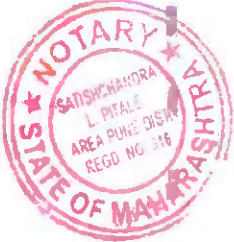
हस्ते व्यक्तीचे नाव व पत्ता... Vishal Raksare Kothrud Pune - 38

नितीन एन. झांघी (प्रकाश नं. 2201048)

शाप नं. 24, कैदार एम्पायर,

अद्वैत, पुणे-4 फोन-2446244/4

नृनाक विकत घेणाऱ्याचे



Affidavit cum Declaration



FORM 'B'

Affidavit cum Declaration

I, Sachin Balkrishna Kulkarni, Authorized Signatory and Partner of S2 Realty having registered office at 101, Lotus Plaza, Opp. Karishma Society, Off. Karve Road, Pune - 411038 and Promoter of Proposed Project "Cavansite" situated at Survey no.111/1 of Village Warje Taluka Haveli District Pune do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title Report to the land on which the development of the proposed project is to be carried out.
2. That the project is free from all encumbrances other than mentioned below :
 - i) Mortgage created in favour of Diwan Housing Finance Corporation Ltd. of Rs. 10,00,00,000/-
 - ii) Mortgage created by prospective buyers to secure home loans availed by them for their prospective flats in the project.

No litigation is pending related to any rights, title, interest in the project.

3. That the time period within which the project shall be completed by the promoter from the date of registration of Project.
4. That seventy per cent of the amounts to be realised hereinafter by 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
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.
9. That the promoter has 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.

IDENTIFIED BY

ADVOCATE

NOTED AND REGISTERED
AT SERIAL NUMBER



Depoent

Mr. Sachin Balkrishna Kulkarni

BEFORE ME

ADV. SATISHCHANDRA L. PITA
ADVOCATE
MAHARASHTRA STATE





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 5th day of July 2017 .



Deponent
Sachin Kulkarni
Mr. Sachin Balkrishna Kulkarni



7 JUL 2017