



महाराष्ट्र MAHARASHTRA

2022

BN 467083

12 MAY 2022

अनु.क. ५३५

मु.शु.रकम - ५००/-

दस्तावा क्रमांक - ३३३ वैमिश्रित

दस्त नोंदणी करणार आहेत का? होय/नाही -

मिळकतीचे वर्णन -

मुद्रांक विदस्त घेणाऱ्याचे नांव - रा.सु.का. योगविद्ये वेव्हर्स

पत्ता - सर्वे सं. २६६, इंदोरी ता. इंदोरी पुणे - ४१

दुसऱ्या पक्षकाराचे नांव - रा.सु.का. योगविद्ये वेव्हर्स

हस्ते व्यक्तीचे नांव व पत्ता - वि.का. रा.सु.का. योगविद्ये वेव्हर्स

विवरण पुणे - ४१

मिर्तान एन. गांधी (पं.नं. २२९१०९४)

पुणे सं. २९, वेदव्यस (पुणे)

कॉलेज, पुणे - ४११००४

हस्त/मुद्रांक विदस्त घेणारी आहे



11 MAY 2022

पथम मुद्रांक लिपीक
होषागार पुणे करि

FORM

'B'

[See rule3(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 M/s Royal Yogville Ventures, having office at 402, 4th Floor, Westville, Shivneri Park, Balewadi High Street, Opp. Seimens, Baner, Pune 411 045 through its promoter M/s. Royal Vasturachana LLP, promoter of the Project – "Yogville Phase II" office at: AT-402, 4th Floor, Westville, Shivneri Park, Balewadi High Street, Opp. Seimens, Baner, Pune 411 045 through it's Authorised Signatory Mr. Rajesh Ganpat Deshmukh

We, promoter of the residential project "Yogville Phase II" 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

OR

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 on or over such land, along with details.

3. That date by which the project viz. "Yogville Phase II" shall be completed by promoter is 30/06/2025;

4. (a) For new projects :

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

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 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.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That I/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 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 take all the pending approvals on time, from the competent authorities.
8. That I/ 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 I/the promoter have /has furnished such other documents as have been prescribed by the rules and regulations 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

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 02nd day of June 2022

NOTED AND REGISTERED AT
SERIAL NUMBER 462/2022


Deponent



BEFORE ME


HANDEAL SAWANT DEOKULE
NOTARY GOVT. OF INDIA
PUNE
REGN NO. 20094
08 JUN 2022

