



महाराष्ट्र MAHARASHTRA

○ 2022 ○

BN 874646

बन क. 3975 दि. 29 JUN 2022
दस्तावा प्रकार Affidavit Declaration.

मुद्रांक खरेदी के लिये कागजात प्रस्तुत करने वाले व्यक्ति का नाम और पता लिखना है।
मुद्रांक खरेदी के लिये कागजात प्रस्तुत करने वाले व्यक्ति का नाम और पता लिखना है।

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिलकतीचे वर्णन

Rahon Builders & Developers Pvt. Ltd.

मुद्रांक विकत घेणाऱ्याचे नांव

1. Muddi bang. Cranesh kind Rd. Pune.

पत्ता

1. Muddi bang. Cranesh kind Rd. Pune.

दुसऱ्या पक्षकाराचे नांव

R.G. Pardale, Parvati, Pune

हस्त देवगतीचे नांव व पत्ता

R.G. Pardale, Parvati, Pune

स्वी. एस. जी. बलकर

स्वी. एस. जी. बलकर

पंचांगी क्र. 2204009883

पंचांगी क्र. 2204009883

पंचांगी क्र. 2204009883

पंचांगी क्र. 2204009883

पंचांगी क्र. 2204009883

पंचांगी क्र. 2204009883

पंचांगी क्र. 2204009883

पंचांगी क्र. 2204009883

पंचांगी क्र. 2204009883

पंचांगी क्र. 2204009883

पंचांगी क्र. 2204009883

पंचांगी क्र. 2204009883

पंचांगी क्र. 2204009883

पंचांगी क्र. 2204009883

पंचांगी क्र. 2204009883

पंचांगी क्र. 2204009883

पंचांगी क्र. 2204009883

पंचांगी क्र. 2204009883

पंचांगी क्र. 2204009883

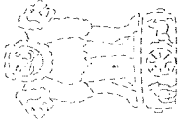
पंचांगी क्र. 2204009883

पंचांगी क्र. 2204009883

पंचांगी क्र. 2204009883

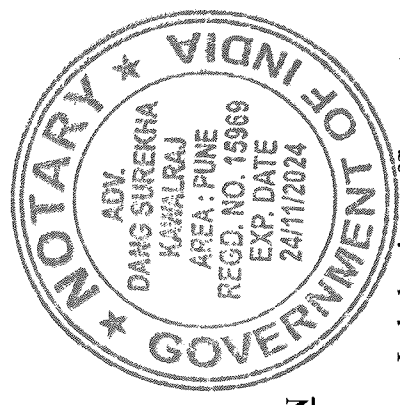
पंचांगी क्र. 2204009883

पंचांगी क्र. 2204009883



सुप्रीम

2000



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Rohan Builders & Developers Pvt. Ltd, having office at 1 Modibaug, Ganeshkhnid Road, Shivajinagar, Pune 411016, Promoter of the proposed project **Rohan Viti**, situated at Survey No.1/3/3 situated at Village Wakad, Taluka Mulshi, District Pune :

We, the Promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That, Mr. Kashipatil Rambhau Kalate is the owner of the land have legal title to the land on which the development of the project is proposed.

AND

A legally valid authenticated copy of the Joint Development Agreement dated 16/04/2010 executed by us with the Owner for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter from the date of registration of the project is 31/12/2025.
4. That Seventy percent of the amounts realized 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 Promoter 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 amount 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 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 case may be.

Deponent



Sanjay Khushalchand Lunkad
Director, Rohan Builders & Developers Pvt. Ltd.

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Pune on this 30th day of June 2022.

Deponent



Sanjay Khushalchand Lunkad
Director, Rohan Builders & Developers Pvt. Ltd.

BEFORE ME

Surekha

CANG SUREKHA KAWALRAJ
NOTARY, GOVT. OF INDIA
PUNE

30 JUN 2022

Noted & Registered
At.Sr.No...71,30/6/2022

Surekha

