

महाराष्ट्र MAHARASHTRA 0 2022 0 BN 6775%
Keg. Serial No 1 X 3 D.O. Date 0 4 JUL 2022
Amount RS - 502 (
Nature of decomposit Weclaration
Whether it is to be registered a
Property Description in brief
Stamp Purchaser's Name Blach Sagar Developers
have by the
Name of the other Party. REIRA
Name of the other Party KERA If through Name Anil Bathija
Historia Home Propri Prof DA
Stamp Furchaser's S.g. Sign FORM JABO, WANWARI, Lic. No : 2201067
(Stamp Vendor) Vishakba Vicrox Cociers, Pinneri, Pune-411 017 [See rule 3(6)] Affidavit cum Declaration
Affidavit cum Declaration

Affidavit cum Declaration of M/S Bhakti Sagar Developers, Promoterof the proposed project 'Palaash Oak Prime', vide its/his/their authorization dated 13/7/2022.

We, Murli KhushiramBathija, Prashant Prakash Malekar, Prakash At LachhmandasBathija, BabanraoMalekar, Sunil LachhmandasBathija, GurbuxVishandasPahlani, promoter proposed project 'Palaash Oak Prime', do hereby solemnly declare undertake and state as under:

1. We have a legal title 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 land is free from all encumbrances
- 3. That the time period within which the project shall be completed by the promoter is 31.12.2025
- 4. That seventy percent of the amounts realised by me/ promoter for the real estate project from the allottees, from time to time, shall be deposited in separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost shall be used only for that purpose.
- 5. That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of project.
- 6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
- 7. That I/promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts dully 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 KACompletion of the project. 18. That I/ promoter shall take all pending approvals on time, from the competent authorities MEN9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act. 10. That I/promoter shall not discriminate against any allotee at the time of allotment of any apartment, plot or building, as the case may be on any grounds. Deponent Verification The content of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. 2022 Verified by me at Pune on this Deponent 3

REFORE ME

PRADIP A. NIMBALKAR ADVOCATE & MOTHRY (Gove, or India) Dalum Communa, Phops, Pune - 17

Noted and Registered 800 at Scrial Numbe

1 3 JUL 2027

