



महाराष्ट्र MAHARASHTRA

2023

64AA 841749

दस्तावेज प्रकार अनुबंध करणार्थ
दस्त ओदणी करणार्थ आहेत का?
नोंदणी होणार असल्यास दुय्यम क्रियेक कायदेश्याचे नाव
मिळकतीचे वर्णन
मोबदला रक्कम
मुद्रांक दिवस येथानाचे काळ व पत्ता
दुसऱ्या पक्षकाराचे नाव
हस्त अक्षरकळ जाणूत पत्ता
मुद्रांक दिवस जोद वना अनुक्रमंक
मुद्रांक दिवस येथानाची सही
परवानाधारक मुद्रांक विक्रीदार सही व परवाना क्रमांक
तसेच मुद्रांक विक्रीचे ठिकाण व पत्ता

नरराज शामराव भातव

वाधोळी पुणे

पु.वि. ११०६ वाधोळी पुणे
४२६६९ दि. १४/०९/२०२३

उर्विला श्रीराम बोसले
परवाना क्रमांक-१२०१०९९
शांतीरमक सोसा., येरवडा, पुणे-०६

वरिष्ठ कोषागार अधिकारी
०४ SEP 2023
प्रथम मुद्रांक लि.
कोषागार पुणे द.

NOTARY
R. A. KARPE
REGD. NO.: 4632
PUNE
Renewal Up
18/9/2027
GOVERNMENT OF INDIA



Affidavit cum Declaration

I NATRAJ SHAMRAO SATAV is the promoter of the proposed project "GULMOHAR VILLAS - D", GAT NO 1450 (PART), CHOKHI DHANI ROAD, Village: WAGHOLI, Taluka: HAVELI, District: PUNE,

Duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **02 September 2023**;

We are the 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/WE are the Promoter have / has a legal title of the land on which the development of the project is proposed

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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/Promoter is **31st December 2024**.
4. 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.
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 duly certified and signed by such 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.

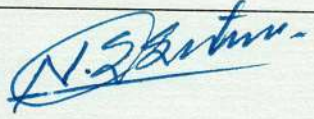
N. S. Karpe

8. That, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules Act. And regulations made under the Act.
10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Verification

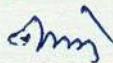
I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this day of.....

Sr. no	Name Of Promoter	Sign
1.	MR. NATRAJ SHAMRAO SATAV	



BEFORE ME



R. A. KARPE
NOTARY GOVT. OF INDIA PUNE

Raosaheb A. Karpe
B.COM, LL.B.

Advocate & Notary, Govt. of India
Nimgaon Mhalungi, Tal. Shirur,
Dist. Pune. Mob.: 9226259250

Noted and Registered

at Sr No. B 621 2023

Date 15/09/2023

