



महाराष्ट्र MAHARASHTRA

2018

TP 292537

ज्या कारणासाठी यांनी मुद्रांक लावली केला आहे त्यांनी त्याच कारणासाठी तो हॉलमधून काढण्यात येऊ शकतो असा आचार ठरवण्यात आला आहे.

फक्त प्रतिज्ञापत्रासाठी

दस्तावेजाप्रकार/ अनुबंध क्रमांक :.....

दस्त नोंदणी करणारा व्यक्तीचा नाव :.....

नोंदणी होणारा असल्यास मुद्रांक निदेशक कार्यालयाचे नाव :.....

मिळकतीचे वर्णन :.....

मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता :.....

दुसऱ्या पक्षकाराचे नाव :.....

हस्त अगत्याचे नाव व पत्ता :.....

मुद्रांक मुल्य रक्कम :.....

मुद्रांक बिली नोंद वही अनु. क्रमांक :..... दि. 04 AUG 2018

मुद्रांक विकत घेणाऱ्याची सही :.....

प्रवादाधारक मुद्रांक विकत घेतल्याची सही/पत्ता/

वरदाना क्रमांक

The Pune Lawyers Consumers Co-op Society Ltd., Pune-5
LIC No.: 220111





[Faint, mostly illegible handwritten text in Devanagari script, possibly a letter or official communication.]

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Shailesh Kantilal Shah Partner of M/s Namrata Developers, Promoter of the proposed residential project "Happynest Talegaon" situated on the Plot bearing Survey No - 542 PART, HISSA No. 2, C.T.S. 4645 (PART), Talegaon Dabhade, Tal. Maval, Dist. Pune -410506.

I, Shailesh Kantilal Shah Partner of M/s Namrata Developers, Promoter of the proposed residential project do hereby solemnly declare, undertake and state as under :

1. That promoter has a legal title to 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 project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is on or before 31st December 2021.
4. That seventy per cent of the amounts to be realised 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosure on website) Rules, 2016.
6. That Promoter shall get 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 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 7 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 therefrom.

Verified by me at Pune on
this day of August 2018.

Deponent



NOTED AND REGISTERED AT
SERIAL NO. 763/2018
DATE 04 AUG 2018

BEFORE ME

ANAND H. JAWALKAR
NOTARY, GOVT. OF INDIA
PUNE

