

नाम / Name Pradeep Dhingra
पता / Address Pune
हस्ताक्षर / By Self
रसीद क्र. / Receipt No. 260
Latur Urban Co-op. Bank Ltd.
Br. Lulla Nagar, Pune-42

LATUR URBAN CO-OP BANK LTD.
FEDERATED BUILDING, 8-12
SERVA-HINDU SOCIETY, OPP. OF
MANSINGH NAGAR HILL,
LULLA NAGAR, KUMBHARVA ROAD,
PUNE-422004
P. 02222 00 70/(M.) 2332704

भारत 17416
129029
FEB 02 2022
14:08
R.0000500/- PE6590
INDIA STAMP DUTY MAHARASHTRA


Authorized Signatory

FORM 'B'
[See rule 3(4)]

**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 Mr. Pradeep Dhingra partner of the Radhika Realty of the proposed project / duly authorized by the promoter of the proposed project.

I, Pradeep Dhingra duly authorized by the partners of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Radhika Realty (Firm name) have 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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31.12.2024
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
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 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.


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 2nd day of February 2022


Deponent