

A circular notary seal for Sunil Dinkar Aware. The outer ring contains the text "NOTARY" at the top and "GOVERNMENT OF INDIA" at the bottom, separated by two stars. The inner circle contains the following text: "SUNIL DINKAR AWARE", "PIMPRI CHINCHWAD", "PUNE DIST.", "Reg. No.: 4365", and "Exp. 21/07/2022".

Affidavit-cum-Declaration of Mr. Vinod Tukaram Adaskar and Mr. Vitthaladas Kantilal Patel authorized Partners of Shree Sai Landmark Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 09th Dec 2019;

I, Mr. Vinod Tukaram Adaskar and Mr. Vitthaladas Kantilal Patel authorized Partners of Shree Sai Landmark 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 / Promoter have / has a legal title to the land on which the development of the project is proposed

O
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_____ have/has a legal title to the land on which the development of the proposed project is to be carried out

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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.

O
R

That, details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/Promoter is 31/12/2023.

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

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.

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



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
Shree Sai Landmark



Mr. Vinod Tukaram Adaskar
(Partner)



Mr. Vitthaladas Kantilal Patel
(Partner)

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 09th day of December 2019.

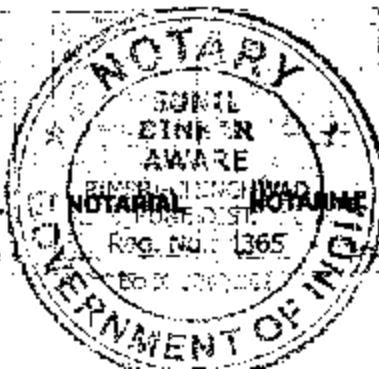
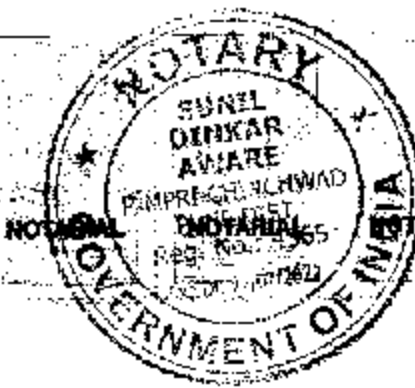
Deponent
Shree Sai Landmark



Mr. Vinod Tukaram Adaskar
(Partner)



Mr. Vitthaladas Kantilal Patel
(Partner)



BEFORE ME

SUNIL D. AWARE
NOTARY
GOVT. OF INDIA
Chinchwad, Pune-411 033.

01 JAN 2020