



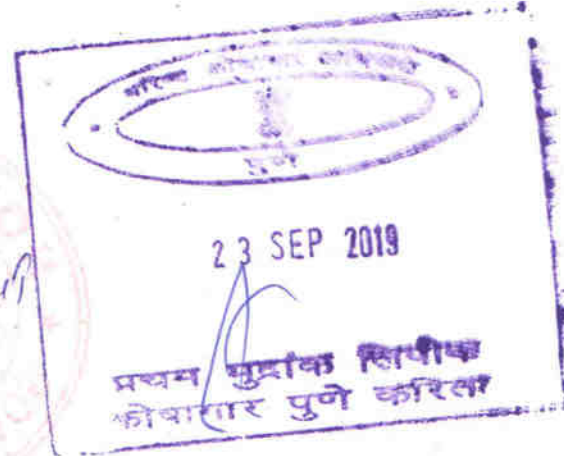
महाराष्ट्र MAHARASHTRA

2019

VM 383470

या प्रमाणपत्राची संपूर्ण मुद्रांक एवढी घेता त्याच प्रमाणपत्राची मुद्रांक भरवायला पाहिजे व यान्वयेत कोणत्याही प्रकारचा वाद नसावा.

५६५३० दि. ३०/९/२०१९
 पु. शु. रक्कम
 दस्तावेज प्रकार प्रमाणपत्र
 दस्त नोंदणी करणार आहेत का ? होय / नाही
 मिळकतीचे वर्णन
 मुद्रांक विकत घेणाऱ्याचे नांव
 पत्ता राने रिझर्व्ह एल एलपी
 कोथरुड पुणे ३८
 ता. न्या. अधिकारीचे नांव
 दस्त द्याव्याचे नांव व पत्ता रजि. ४ खोले



मुद्रांक विकत घेणाऱ्याची सही

आर. एस. कंचनकोटी
 परवाना क्र. २२०१०५३
 महाडकर चेंबर, काथरुड, पुणे-३/
 फोन ०२०-२५४०२५४

FORM 'B'

PROMOTER

Affidavit cum Declaration



FORM'B'

Affidavit cum Declaration of Ranade Realtors LLP having its registered office at 10+32/A Rambaug Colony, Paud Road, Kothrud Pune-411038 Promoter of the ongoing project: "Mayank & Aseem" (Residential & Commercial) located at Plot No.43A/5A & 5B CTS No.312, Village Ghorpadi Taluka-Haveli, District-Pune, Pin Code -411001 duly authorized by the promoter of the Ongoing project, vide its authorization dated 03.10.2019.

We, Mr.Kedar Shashank Ranade & Mr.Kapil Dilip Laghate, Partner of the ongoing project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title Report to the land on which the development of the project is Ongoing

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between 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:— **December 31, 2022.**
4. For ongoing project on the date of commencement of the Act (i) that seventy per cent of the amounts to be realized 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That we shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a 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 we 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 seven days of the said changes occurring.
9. That we have 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

Mr. Kapil Dilip Laghate
Partner, Ranade Realtors LLP

Mr. Kedar Shashank Ranade
Partner, Ranade Realtors LLP



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at PUNE on this 3RD day of OCTOBER 2019

Deponent



Mr. Kapil Dilip Laghate

Partner, Ranade Realtors LLP



Mr. Kedar Shashank Ranade

Partner, Ranade Realtors LLP

BEFORE ME


P. P. SHELKE
NOTARY GOVT OF INDIA
REGD. NO. 3911

Registered & Noted
at S. No. 705/2019

04 OCT 2019

