



1. That property bearing City Survey No. 1188 (Plot No. 718A) admeasuring about 390.20 sq. mtrs. i.e. 4200 sq. ft. situated at Subhash Nagar, (Nanawati Colony) Shukrawar Peth, Taluka - Pune City, District Pune, within the limits of Pune Municipal Corporation and within the registration Sub District Taluka Pune City (Haveli) and within registration District of Pune is owned by Smt. Arati Anil Athalye, Mr. Anurag Anil Athalye, Mr. Alhad Anil Athalye and Mr. Anand Pralhad Athalye and they have executed Development Agreements in favour of our Limited Liability Partnership Firm. The Index - II of Development Agreements in respect of the said property is enclosed herewith.
2. That the said property is free from encumbrances and charges of whatsoever nature. That the said property is not subject matter of any dispute or litigation in any court of Law.
3. That the project shall be completed by us within a period of 36 months from the date of registration of project;
4. That seventy percent of the amounts to be realized hereinafter by us 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 utilised 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 we 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.

Hecker
Deponent

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 day of 26th July 2019

Hecker
Deponent

BEFORE ME

S. M. Nirpharake
S. M. NIRPHARAKE
NOTARY STATE OF MAHARASHTRA
PUNE

Noted and Registered
at Sr. No. 1453/19
Date:- 27-JUL-2019

