



महाराष्ट्र MAHARASHTRA

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AR 899335

अनुक्र. 3153 दि. 26 APR 2019

प्र. गु. रज. क्र. - 5001

वसती का प्रकार - Declaration

हस्ता नोंदणी करणार आहेत का? होय/नाही -

निकटवारीचे नाव -

मुलाक विषय - Gokhale Construction

पत्ता - Gokhale house, parabhad Rd Pune-04

दस्तावा द्याकाराचे नांव - PEXA

हस्तो वळवीले नांव वा पत्ता - Shankar Jagade Market yard Pune-04

निर्वाह पत्रा नोंदी (नसताना नं. 2009/08)

पुणे नं. 24, सेंट्रल प्रभाग, कॅव्हो, पुणे-40 कोठे-244-2448

हस्ता/मुद्रांक विकत घेणाराची हस्ता

22 APR 2019

प्रथम मुद्रांक/सिम्बोल

व्योचनार पुणे नोंदणी

Affidavit cum Declaration

I, Vishal Vasant Gokhale, age 38 years, Occupation: Business, Sole Proprietor of M/s. Gokhale Constructions, in capacity as a promoter of the project Known as "Zelam" and as a Power of Attorney holder of the members of Zelam Condominium do hereby solemnly declare, undertake and state as under:

1



That property bearing Final Plot No.61/11 as per Property Register Card, as per Deed of Declaration Final Plot No.61B/11, Erandwana Town Planning Scheme No. 1, City Survey No.104/12, total admeasuring 537.22 sq. mtrs. situated at Mouje Erandwana, Taluka – Haveli (Pune City), District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune is owned by members of Zelam Apartments Condominium and we have acquired development rights in respect of the said property on which the development of the project is being carried out. AND a legally valid authentication of title of such land along with an authenticated copy of the Index-II of agreement between such owner and promoter for development of the real estate project is enclosed herewith.

1. That the said property is free from encumbrances and charges of whatsoever nature and is not subject matter of any dispute or litigation in any court of Law.
2. That the project shall be completed by us within a period of 30 months from the date of registration of project;
3. 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.
4. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
5. 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.
6. That we shall take all the pending approvals on time, from the competent authorities.
7. 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.



8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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 there from.

Verified by me
At Pune

on this day of 9th May 2019

Deponent

BEFORE ME

S. M. NIRPHARAKE
NOTARY STATE OF MAHARASHTRA
PUNE

Noted and Registered
at Sr. No. 88919
Date: 13 MAY 2019

