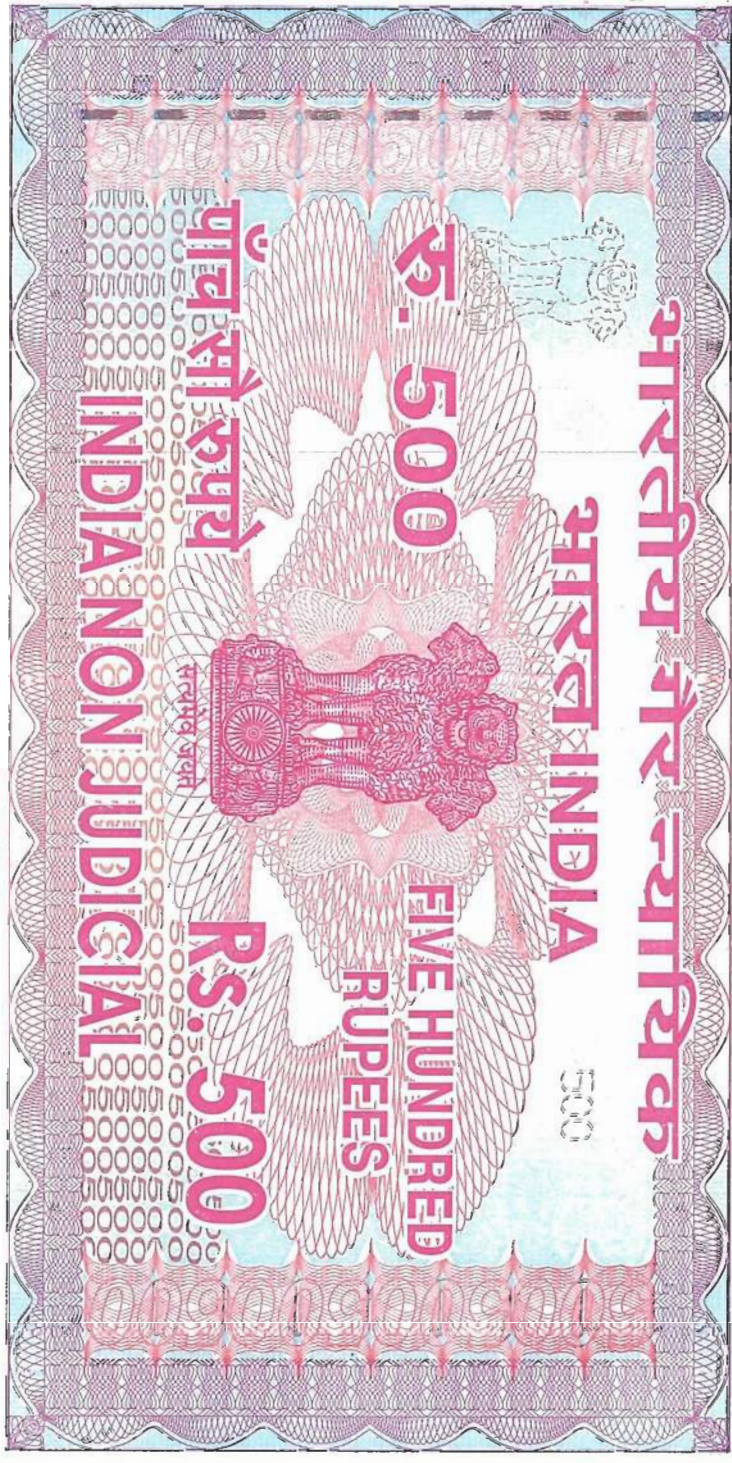




महाराष्ट्र MAHARASHTRA

2018

AK 640559

ज्या कारणासाठी कर्जाची मुदतक खेदी देणा खर्ची त्याच कारणासाठी
मुद्रांक खेदी केल्यापसून व खर्चितात त्याचगे संपन्नकारक आहे

एकत प्रतिज्ञापत्रासाठी

अनु. क्र. १८०३ दि. १८ JUL 2018

मुल्य: १००/-

१) मुद्रांक विभागा येथील नमूद : १५ वी ११ ५०८६५१०२५

२) वता : श्री विनायक लालाजी पुत्रा ३८

३) वता : २१६५२५५५

४) वता : दिवाणी नारायण पुत्रा

दिवाणी नारायण पुत्रा

१८ JUL 2018



आवकित कायदेप्रमाणानुसार नमूद करिता येथील मुद्रांक कायदाची
आवश्यकता नसेल. (Section 34 of the Maharashtra Stamp Act, 1958)

FORM 'B'

AFFIDAVIT CUM DECLARATION

We, MR. JAYESH INDRAKUMAR CHHAJED, VISHAL KANTILAL
JAIN,

authorised partners of SARVOTTAM CONSTRUCTIONS
promoter of the proposed project do hereby solemnly declare, undertake
and state as under:

25 JUL 2018





That promoter is the owner of **Rasta Peth, CTS No. 558** admeasuring area about 2892 sq. mtrs and have a legal title Report 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 sale deed enclosed herewith.

2. That except the project loan of DCB Bank and litigations stated herein below, the project land is free from all encumbrances. That the project land is subject matter of following litigation.

Details of litigation

Name of the Court *	IN THE HIGH COURT OF JUDICATURE AT BOMBAY
Type of the Case *	Civil
Petition *	CRA
Case Number *	31519 (stamp)
Year *	2011
Name of Plaintiff	M/s Sarvottam Constructions
Name of Defendants	Shri. Mohan Kotwal & Others
Whether any preventive/ injunction/ interim order passed *	No
Present Status of the Case *	For Admission

Name of the Court *	IN THE COURT OF SMALL CAUSE PUNE
Type of the Case *	Civil
Petition *	Civil Suit
Case Number *	300394
Year *	2015
Name of Plaintiff	M/s Sarvottam Constructions
Name of Defendants	R. Ganeshan Chettyar
Whether any preventive/ injunction/ interim order passed *	No
Present Status of the Case *	Stayed By High Court

Name of the Court *	IN THE HIGH COURT OF JUDICATURE AT BOMBAY
Type of the Case *	Civil
Petition *	CRA
Case Number *	124
Year *	2017
Name of Plaintiff	R. Ganeshan Chettyar
Name of Defendants	M/s Sarvottam Constructions
Whether any preventive/ injunction/ interim order passed *	No
Present Status of the Case *	Pre admission

3. That the project shall be completed by the promoter within 48 months from the date of registration of project, subject to delay occur due to the forceful measures;

4. That seventy per cent of the amounts realised by us/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 promoter has availed the project Loan From **DCB Bank Pune on 08/05/2018** upon said land and building to be constructed as said land and except that project loan and litigation mentioned herein above said land is free from all encumbrances, dues and litigation, etc.
6. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
7. That the promoter 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.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. 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.
10. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



MR. JAYESH INDRAKUMAR CHHAJED
(Deponent partner)



MR. VISHAL KANTILAL JAIN
(Deponent partner)

Verification

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

Verified by us at Pune on this 23rd day of July 2018.



MR. JAYESH INDRAKUMAR CHHAJED
(Deponent partner)



MR. VISHAL KANTILAL JAIN
(Deponent partner)

BEFORE ME

Shashikant B. Kurhade
Notary Govt. of India



2928