



महाराष्ट्र MAHARASHTRA

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ZU 296905

दस्ताचा प्रकार

दस्त नोंदणी करणार आहात का ?

नोंदणी होणार असल्यास दु. निबंधक कार्यालयाचे नाव

मिळविल्याचे वर्णन

मोबदला रक्कम

मुद्रांक ठिकठिकाण येणाऱ्याचे नाव व पत्ता

दुसऱ्या वळकालाचे नाव व पत्ता

हसने छाविल्याचे नाव व पत्ता

मुद्रांक मुल्य रक्कम

मुद्रांक ठिकठिकाण नोंदणी अमुकमांक

मुद्रांक ठिकठिकाण येणाऱ्याची तारी

परवानाधारक / मुद्रांक ठिकठिकाणची तारी

श्री. रायकुमार विठ्ठलराव अमरराव

विधाना क्र. २२०११००

कोर रोड, सडकी, पुणे-१०.

Affidavit

Varada Dream

Baner

S. mane

44120 मुद्रांक 25/3/22

Amrue



23 MAR 2022

प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of VARADA DREAM HOMES Promoter of the proposed project /duly authorized by the promoter of the proposed project, vide their authorization dated 23/09/2022.

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We, **Mr. Kedar Vikasrao Deshpande & Mrs. Prajкта Kedar Deshpande** promoter of the proposed project **MORAYA (Baner, Pune)**, Plot No. C 4, Sr.No 94/1(P), 95, 96/1/1, 96/1/2, 96/2, 96/3, 96/4 & 97 Mohan Nagar 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 Report to the land on which the development of the project is proposed

AND

- 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 project land is free from all encumbrances.

OR

That details of encumbrances NA including dues and litigation, 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/ Co-promoter from the date of registration of project **MORAYA – 31 March 2024**
4. (a) For new project:
That seventy per cent of the amounts realized by me/promoter/co-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.
- b) For ongoing project on the date of commencement of the Act.
 - (i) That seventy percent of the amounts to be realized hereinafter by me/promoter/co-promoter For the real estate project from the allottees, from 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.

OR

- (ii) That entire of the amounts to be realized hereinafter by me/promoter/co-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, since the estimated receivable of the project is less than the estimated cost of completion of the project.
4. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

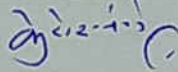
5. That I/the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
6. That I/the promoter shall take all the pending approvals on time, from the competent authorities.
7. That I/the promoter shall infer 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 I/the promoter have / has 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.

Verification

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

Verified by me at on 22/09/2022

Mr. Kedar Vikasrao Deshpande



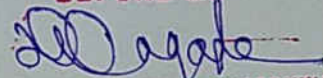
Mrs. Prajka Kedar Deshpande



Promoter



BEFORE ME



DAGADE HANU MANT DNYANESHWAR
NOTARY, GOVT OF INDIA
PUNE DISTRICT (MAHARASHTRA)
REGN. No. 5020

23 SEP 2022

