



महाराष्ट्र MAHARASHTRA

2022

20AA 649273

अनुक्रमांक 72294 दिनांक 9/29/22 रुपये 900/-

मुद्रांक कोषागार का कार्यालयी उपयोग के लिए आहे...

पुनः मुद्रांक अभिलेखित १५८ से अनुच्छेद नं...

पुनः न्यायिक कार्यालयी उपयोग के लिए आहे...

पुनः न्यायिक कार्यालयी उपयोग के लिए आहे...

पुनः न्यायिक कार्यालयी उपयोग के लिए आहे...

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**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY**

THE

PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vikas Vasantrao Ozarde (Partner and Authorized representative) of **Shivshri Properties** promoter of the

NOTED AND REGISTERED AT
SERIAL NO: 1646/2022
DATE: 10-2-OCT-2022





proposed project and duly authorized representative on behalf of Partners of the proposed project, vide its/his/their authorization dated on 08/10/2022.

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I Mr. Vikas Vasantrao Ozarde (Partner and Authorized representative) of **Shivshri Properties Building Name Shivshri Homes situated at Old Survey Number 261/1/2, CTS No. 594/20 area measuring 1389.40 Sq. Meters situated at village Baramati, Taluka- Baramati, District Pune** promoter have 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.

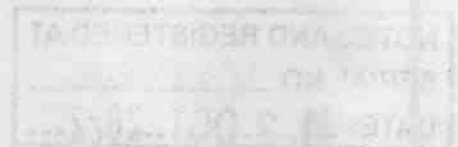
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project till 31/03/2027

4. (a) For new Project:-

That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottee, 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 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.



7. That I /the promoter shall take all the pending approvals on time from the competent authorities.

8. That I/ 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 I / the promoter have / has 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.



Vikas

Deponent

Mr. Vikas Vasantrao Ozarde



Verification

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

Date -

Verified by me at Baramati on this 11th day of October 2022.

Vikas

Deponent

Mr. Vikas Vasantrao Ozarde

BEFORE ME

Arvind

ARVIND NAMDEO SALUNKE
ADVOCATE & NOTARY, GOVT. OF INDIA
PUNE DISTRICT (MAHARASHTRA)

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SHIVSHRI PROPERTIES

CTS No. 594 / 1, Ozarde Estate, Tandulwadi Road, BARAMATI-413102 Dist. Pune

E mail : vikasozarde77@gmail.com

Date / / 202

AUTHORITY LETTER IN FAVOUR OF MANAGING PARTNER/(S) PARTNERSHIP

CONSENT OF THE PARTNERS

The consent of all the partners is hereby given to Vikas Vasantrya Ozarde Representative Authority of "SHIVSHRI PROPERTIES" and partner of the firm he is hereby authorized to sign, execute all the documents and do all acts and deeds for the RERA registration and stand before the RERA authorities if any query or dispute comes

 Mr. Vikas Vasantrya Ozarde Representative Authority of "SHIVSHRI PROPERTIES" is hereby authorized to do all deeds and acts for all projects for the RERA registration and hence fourth he is also the authorized signatory for "SHIVSHRI PROPERTIES" for the project named and under as "SHIVSHRI HOMES"

Mr. Vikas Vasantrya Ozarde purchase, transfer, endorse, negotiate documents and / or / otherwise deal on behalf of the firm "SHIVSHRI PROPERTIES" for the project named and under as "SHIVSHRI HOMES"

Mr. Vikas Vasantrya Ozarde Representative Authority of "SHIVSHRI PROPERTIES" is/ are also authorized to sign, execute and submit such applications, undertakings, agreement and other requisite documents, writings and deeds as may be deemed necessary or expedient to open escrow account and give effect to this purpose.





Name of the Partners	Signature
Mr. Vikas Vasantrao Ozarde	
Mr. Vaibhav Vasantrao Ozarde	

For, "SHIVSHRI PROPERTIES"



Mr. Vaibhav Vasantrao Ozarde

Date- 08\10\2022

Place - Baramati