



महाराष्ट्र MAHARASHTRA

2023

72AA 097865

अनु.क्र. 130314 दि. 25 OCT 2023 मु.शु.रकम. 100

दस्तावा प्रकार ऑफिसीट

दस्त नोंदणी करणारे आहेत का ? होय/नाही.

मिल्लकीचे दर्जन

मुद्रांक विकत घेणाऱ्याचे नांव निर्मिती वास्तु क्रि. एन एन पी 04 OCT 2023

पत्ता पुणे 30

दुसऱ्या पक्षकाराचे नांव महा रेरा

हस्ते व्यक्तीचे नांव व पत्ता सांखली.

मुद्रांक विकत घेणाऱ्याची सही

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन 6 महिन्यात वापरणे बंधनकारक आहे

सी. आर. एच. लिमये
परवाना क्र. 2209096
3, शुक्रवार पेठ, पुणे-411002.

FORM 'B'

See rule 3(6)

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. Devavrat Sunil Puranik (Nirmiti Vastu Creation LLP) Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide their authorization dated 16/10/2023;

I, Mr. Devavrat Sunil Puranik (Nirmiti Vastu Creation LLP) promoter of the proposed project authorized by the promoter of the proposed of the project do hereby solemnly declare, undertake and state as under:

1. That we 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 project shall be completed by us on or before **29/03/2025**.
4. (a) For new projects:

That seventy per cent of the amounts realized by me / 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 per cent of the amounts to be realized hereinafter by me / 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 That the amount from the separate account shall be withdrawn in accordance with Rule 5.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 utilized 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 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 we shall had furnished such other documents as have been prescribed by the rules and regulation made under the Act.



10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

For Nirmiti Vastu Creation LLP


Partner/Authorised Signatory

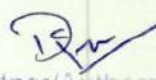
Verification

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 Pune on this 16th day of October 2023.

Deponent

For Nirmiti Vastu Creation LLP


Partner/Authorised Signatory

ATTESTED



HANUMANT BHAGWAN TAKALE
NOTARY GOV. OF INDIA
DIST. PUNE (MAHARASHTRA)
Regd. No. 16481, Exp. Dt. 3/2/2025

Noted and Registered

At Sr. No. 23/18/1023
Date: 16 OCT 2023

