

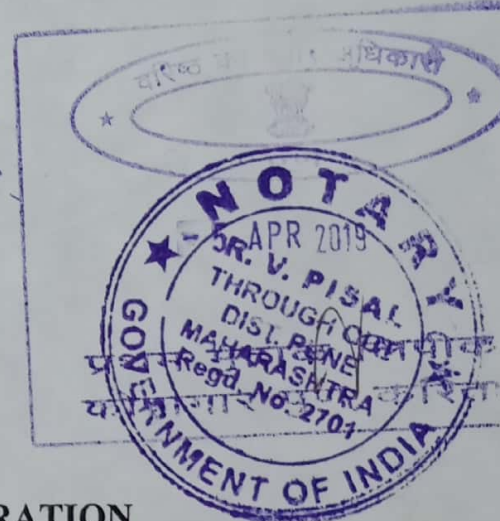


महाराष्ट्र MAHARASHTRA

2019

UW 810497

फक्त प्रतिज्ञापत्रासाठी
अनु.क्र. ३६६ 18 APR 2019 रकम. 100/-
मुद्रांक विकत घेण्याचे नांव स्वोअस प्रॉपर्टीज
वसा ११६बी. स्वोअस हाउस. पुणे ४
हस्तोच्चे नांव प्रशांत दागार
Prashant
मुद्रांक विकत घेणाऱ्याची नांव सौ. एम. ए. वज्रकर
परवाना क्र. २२०१०१३
१९९, नंदा ६८, गांजदे चौक, पुणे-४०.
शासकिय कायदासमोर नोंद/न्यायालयसमोर अतिरिक्त साक्ष करणाऱ्यासाठी
मुद्रांक कागदाची आवश्यकता नाही. (शासन आदेश दि. १/७/२००४ नुसार)



“FORM B”

AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION of Mr. Ashish Rasiklal Shah Partner of M/s. Swojas Properties, a Partnership Firm registered under the Indian Partnership Act having registered office at “Swojas House”, 5th Floor, CTS No. 116B, Final Plot No. 44B, Prabhat Road, Erandwana, Pune 411004 through its Partners ;

1. M/s. Swojas Associates LLP

A Limited Liabilities Partnership firm incorporated under the LLP Act, 2008, having its Office at: “Swojas House”, 5th Floor, CTS No. 116B, Final Plot No. 44B, Income Tax Lane, Erandwana, Pune 411 004.

PAN NO. : ADBFS2901E

Through its Designated Partner

MR. ASHUTOSH RASIKLAL SHAH,

Age – 51 years, Occu : Business

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PAN NO. : ADBFS2901E

Through its Designated Partner

MR. ASHUTOSH RASIKLAL SHAH,

Age – 51 years, Occu : Business

2. Mr. Ashutosh Rasiklal Shah, Age – 51 years, Occ : Business, having office at “Swojas House”, 5th Floor, CTS No. 116B, Final Plot No. 44B, Prabhat Road, Erandwana, Pune 411004.

3. Mr. Ashish Rasiklal Shah, Age – 48 years, Occ : Business, having office at at “Swojas House”, 5th Floor, CTS No. 116B, Final Plot No. 44B, Prabhat Road, Erandwana, Pune 411004.

4. Mr. Raghunandan Ashok Beharay, Age – 36 years, Occ : Business, having office at at “Swojas House”, 5th Floor, CTS No. 116B, Final Plot No. 44B, Prabhat Road, Erandwana, Pune 411004.

I Mr. Ashish Rasiklal Shah promoter of the proposed project do hereby solemnly declare, undertake and state as under :

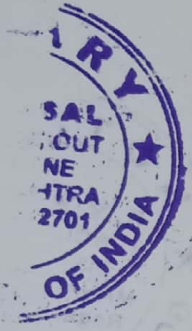
We promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That I promoter have/has a legal title report to the land **Final Plot No. 72A/23, CTS No. 49A/23, Gulmohar Path, Erandwana, Pune 411004**, 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 the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, are as mentioned in the Search and Title Report dated 15th April, 2019.
3. That the time period within which the project shall be completed by promoter is from the date of registration of project within **36 Months**.



4.

(a) For New Project.

That seventy percent 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 schedule 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.

That seventy percent of the amounts 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 schedule 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 promoters shall get the account audited within six months after the end of every financial year by a practicing Chartered Accountant and shall produce a statement of account duly certified and signed by such practicing 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 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 unit, flat 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 Pune on this 20th day of April, 2019.

Deponent

Ashish Rasiklal Shah
Partner of Swojas Properties

BEFORE ME

R. V. PISAL
NOTARY GOVT. OF INDIA

Noted and Registered
at Sr. No. 2005/19
Date:- 20 APR 2019

