



महाराष्ट्र MAHARASHTRA

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BM 846415

It is compulsory for the person for whom the stamp is purchased to use it for the purpose for which it is purchased. It is not to be used for any other purpose. The stamp is to be used only within 5 months from the date of purchase.

Reg. Serial No. 19358 Date 11 JUL 2022
Amount 500/-
Nature of document Declaration
Whether it is to be registered? Yes / No.
Property Description in brief
Stamp Purchaser Name Preetam Associates
Address Pimpri Pune 17
Name of the other Party RERA
If through Name Apurba Dewri
Address Kalewadi Pune 17
Stamp Purchaser or through Sign [Signature]
Sign [Signature] JAY D. WANWARI, Lic. No.: 2201067
(Stamp Vendor) Pimpri, Pune-411 017.



FORM B

AFFIDAVIT CUM DECLARATION

I, Mr. Raju Ladkani, Age 56 Years Occupation – Business Designated Partner of M/S Preetam Associates having registered office at Preetam Chamber, Pimpri, Pune 411018. Promoter of the proposed project "SUKHMANI NIWAS" at Sr.No.11/2/5, 11/2/8, 11/2/13, 11/2/18, Pimpri, Pune 411017, do hereby solemnly declare, undertake and state as under :

1. That the promoter has a legal title Report to the land on which the development of the project is
2. That the project land is free from all encumbrances.
3. That the promoter undertakes to complete the project on or before 31/03/2024.
4. That seventy per cent of the amounts to be realised hereinafter by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.
6. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time from the competent authorities.
8. 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.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment.

caellan
M/S Preetam Associates
Through it's Partner
Mr.Raju Ladkani

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

Verified by me at Pimpri on



caellan
M/S Preetam Associates
Through it's Partner
Mr.Raju Ladkani

BEFORE ME
[Signature]
BHAYASAHEB SUDAM WAGHMARE
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
Gandhi Nagar, Pimpri, Pune-411 018.
12 JUL 2022