



महाराष्ट्र MAHARASHTRA

2019

AV 713147

क्र. 8456 दि. मु.शु.रकम. 05 MAR 2020

दस्तावा प्रकार प्रतिज्ञापत्र/AFFIDAVIT.

दस्त नोंदणी करणार आहेत का? होय/नाही.

मिळकतीचे दर्जा

मुद्रांक विकत घेणाऱ्याची नाव Magarpatta City Dev. Co. Ltd.

पता Mohammadwadi, Pune

दुसऱ्या पक्षाच्या नाव RERA

हस्ताव्यक्तीचे नाव व पता Bohari J.

मुद्रांक विकत घेणाऱ्याची राई

या कारणासाठी ज्यांनी मुद्रांक रद्द केले त्यांना त्यांचे कार्य करणे बंदी

वरेदी केल्यापासून 6 महिन्यात वापरमे बंद नकारक आहे

न्यायिक प्रशाळे

पुणे न्यायिक प्रशाळे

पुणे न्यायिक प्रशाळे

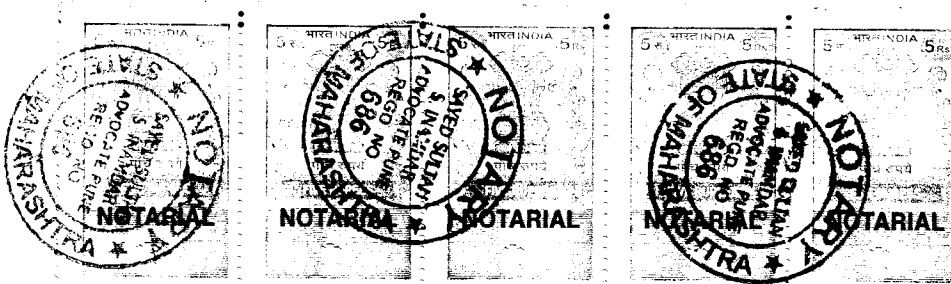
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Satish Dattatray Magar, age about 61 years, Occupation: - Business, Director of M/s. Magarpatta City Development Company Private Limited (hereinafter referred to as "Promoter"), having address at 5, Aditi Garden, Magarpatta City, Hadapsar, Pune 411 013.

AND

Mr. Sudhir Sable, age about 71 years, Occupation: - Business, Partners of M/s. Sable Construction Company (hereinafter referred to as "Joint Promoter"), having address at 1182, Shukrawar Peth, Pune 411 02

We, Mr. Satish Dattatray Magar, on behalf of the Promoter and Mr. Sudhir Sable, on behalf of the Joint Promoter of Affordable Housing Residential Project "Madhuwan - 5 (76C)", situated on Land admeasuring 12500 sq. mtrs., at S. No. 76/9+76/10A+76/10B +76/10B/1+76/10B/2, Mohammadwadi, Taluka Haveli, District Pune 411 028, which is being executed under Public Private Partnership Model of Pradhan Mantri Awas Yojna (PMAY) with Pune Municipal Corporation, do hereby solemnly declare, undertake and state as under:



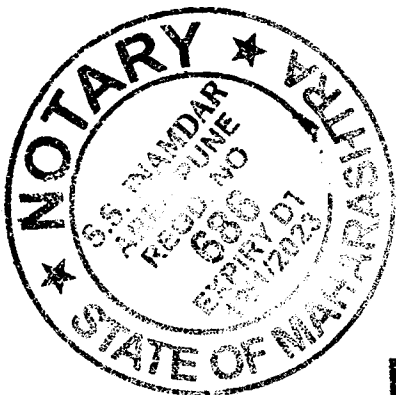
1. That the Promoter and Joint Promoter have a legal title Report to the land admeasuring 12500 sq. mtrs., at S. No. 76/9+76/10A+76/10B+76/10B/1+76/10B/2, Mohammadwadi, Taluka Haveli, District Pune 411 028 (hereinafter referred to as Project Land) on which the development of the project "Madhuvan - 5 (76C)" is being carried out.
2. That the project land is free from all encumbrances.
3. That the Project shall be completed by the Promoter and Joint Promoter on or before 30.06.2024.
4. That seventy per cent of the amounts to be realized hereinafter by the Promoter and Joint Promoter for the Residential Project from the allottee/s, 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 the promoter and joint 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 "Madhuvan - 5 (76C)" Project have been utilised 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.



DEPONENT

For Magarpatta City Development Company Private Ltd.

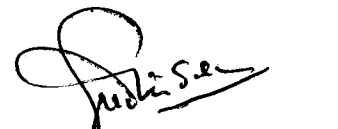

SATISH MAGAR
Director



BEFORE ME


SAYED SULTAN INAMDAR
Advocate & Notary
State of Maharashtra
AT SERIAL NUMBER

For Sable Construction Company


SUDHIR SABLE
Partner

20/3/2020

VERIFICATION

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 Pune on this 20th day of March 2020.


DEPONENT

