



महाराष्ट्र MAHARASHTRA

2020

YS 199211

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केले त्यांच्या कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरात बंधनकारक आहे.

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद-४)

(सदर मुद्रांक लिपि लायसेन्ससाठी नाही.)

प्रतिज्ञापत्रक कोणाकडे सादर करावयाचे :-

प्रतिज्ञापत्रासाठीचे कारण :-

मुद्रांक विकत घेणाऱ्याचे नाव :-

व राहिलेली पत्ता :-

मुद्रांक विक्री करणारी नोंद झालेल्या व्यक्तीचे नाव :-

हस्त लिखितपत्रे व संपत्ती :-

परवानाधारक मुद्रांक विक्री करणारी सहो व परवाना :-

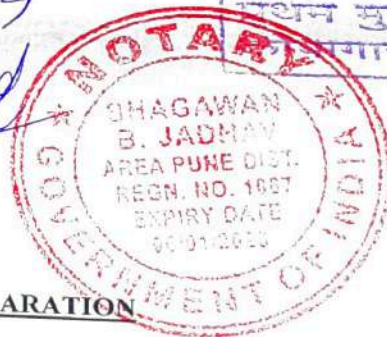
मुद्रांक विक्रीचे ठिकाण / पत्ता :-

A.V. Ghule

पी. एस. कोनर
परवाना क्र. २२०९०९४
विश्रंतगाडी, पुणे - ४११०१४



177 SEP 2021



SELF DECLARATION

FORM-B

We, Mr. Chetan P Ghule, Age about 33 years, Hindu inhabitant of Bopkheli Pune-411031 and Mrs. Pournima Chetan Ghule, Age about 31 years, Hindu inhabitant of Bopkheli Pune-411031 and Mr. Swapnil A Ghule Age about 32 years Hindu inhabitant of Bopkheli Pune-411031 Partners of M/s. ARYA LANDMARKS (hereinafter referred to as the "Promoter") and the promoter of the Project "SKY ONE" (for short the said "Project") situated on all those pieces and parcels of the land S.No.148/2/1/58,45, Colony No.4, Ganeshnagar, Bopkheli, Tal- Haveli District Pune-411031 (for short the "Land"), do hereby solemnly declare, undertake and state as under:

M/s. ARYA LANDMARKS

1. That Promoter has a legal Title to the land on which the development of the Project is ongoing;
2. That the land is free from all encumbrances other than mentioned below:
 - (a) Mortgages which will be created by prospective purchasers/ allottees upon their prospective Apartments/Units in the said Project;
3. The said Project shall be completed on or before the **31st day of December 2023** from date of registration of the said Project;
4. That 70 *per cent* of the amounts to be realized hereinafter by Promoter for the said real estate Project from the prospective Allottee/s, from time to time, shall be deposited in a separate account to be maintained in a scheduled/private 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 That the amounts from the said separate account shall be withdrawn in accordance with Rule 5;
6. That 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 Promoter shall take all the pending approvals on time, from the competent authorities;
8. That Promoter shall inform the Real Estate Regulatory 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 7 (seven) days of the said changes occurring;
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act;
10. That Promoter shall not discriminate against any Allottee/s at the time of allotment of any apartment, plot or building, as the case may be;

Place: Pune

Deponents

Date : 27th September 2021

(i) Mr. Chetan P Ghule

(ii) Mrs. Pournima Chetan Ghule

(iii) Mr. Swapnil A Ghule

M/s. ARYA LANDMARKS

VERIFICATION

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

Verified by me at on 27th this September of 2021.

Place: Pune

Deponents

Date: 27th September 2021

(i) Mr. Chetan P Ghule

(ii) Mrs. Pournima Chetan Ghule

(iii) Mr. Swapnil A Ghule

M/s. ARYA LANDMARKS



BEFORE ME

BHAGAWAN B. JADRAY
NOTARY
GOVT OF INDIA

NOTED AND REGISTERED
AT SR. NO. 2840/2021
DATE: 27.09.2021

