



महाराष्ट्र MAHARASHTRA

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09AA 931756

अनु.क्र. 33558 दि. 8 JUL 2022 मु.शु. 100/-
दस्तावा प्रकार फक्त प्रतिज्ञापत्रासाठी
दस्त नोंदणी करणार आहेत का ? होय/नाही.
मिळकतीचे वर्णन
मुद्रांक विकत घेणाऱ्याचे नांव सुधी डेवराव
पत्ता 183 संदीपन पेठ पुणे 411 004
दुसऱ्या पक्षकाराचे नाव
हस्ते व्यक्तीचे नांव व पत्ता सुधी डेवराव
मुद्रांक विकत घेणाऱ्याची सही
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक
खरेदी केल्यापासुन 6 महिन्यात वापरणे बंधनकारक आहे.

किरण देवराम लडकत
परवाना क्र. 2209924
434, सोमवार पेठ, पुणे-44

FORM 'B'
[See rule 3(6)]



01 JUL 2022



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
DESIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY
THEPROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of (1) Anil Ghavarchand Rathi , (2) Hussain A Pathan (3) Viraj Kantilal Parmar (4) Parvez M Shaikh (5) Sultan Ekbal Shaikh of M/s. Shrushti Developers promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated;

We (1) Anil Ghavarchand Rathi , (2) Hussain A Pathan (3) Viraj Kantilal Parmar (4) Parvez M Shaikh (5) Sultan Ekbal Shaikh of the M/s. Shrushti Developers project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We / promoter have / has a legal title Report to the land on which the development of the project is proposed

OR

have/has a legal title Report to the land 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 the project land is free from all encumbrances.

OR

That details of encumbrances _____ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details _____

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; 31.05.2025

4. (a) For new projects :

That seventy per cent of the amounts realised 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 [70%] of the amounts to be realized hereinafter by me/promoter M/s. Shrushti Developers 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.

OR

- (ii) That entire of the amounts to be realized herein after by me/promoter M/s. Shrushti Developers 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That We (1) Anil Ghavarchand Rathie, (2) Hussain A Pathan (3) Viraj Kantilal Parmar (4) Parvez M Shaikh (5) Sultan Ekbal Shaikh of M/s. Shrushti Developers 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, (1) Anil Ghavarchand Rathie, (2) Hussain A Pathan (3) Viraj Kantilal Parmar (4) Parvez M Shaikh (5) Sultan Ekbal Shaikh of /the promoter of M/s. Shrushti Developers shall take all the pending approvals on time, from the competent authorities.
8. That We/ 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 We / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That We/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

for 23
Anil Ghavarchand Rathod

Hussain A Pathan

Viraj Kantilal Parmar

Parvez M Shaikh

Sultan Ekbal Shaikh

Deponent

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 on this day of

Anil Ghavarchand Rathod

Hussain A Pathan

Viraj Kantilal Parmar

Parvez M Shaikh

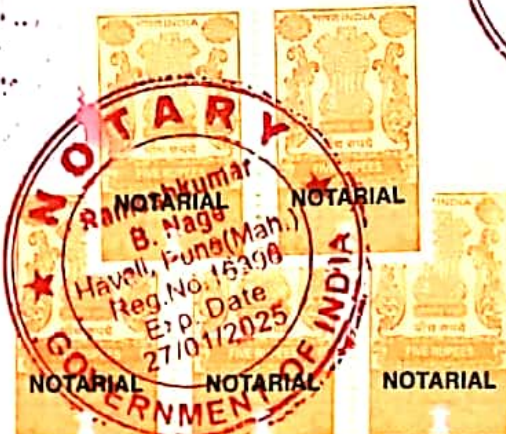
Sultan Ekbal Shaikh

Deponent



BEFORE ME

R. B. Nage
RAMESHKUMAR. B. NAGE
Notary Govt. of India



Noted and Registered
at Sr. No. *765/2022*
Date:- *8 JUL 2022*