



महाराष्ट्र MAHARASHTRA

2020

YM 336043

30 APR 2021

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मुद्रांक खरीदी के लिये प्रमाणित किया जाता है कि यह मुद्रांक सही प्रकार से प्रयोग में लाया गया है और इसका उपयोग सही प्रकार से किया गया है।

अनु. क्र. दि. मु. मु. रकम - १००  
दस्तावेज प्रकार प्रति सापत्र  
दस्त नोंदणी करणार आहेत का? होय / नाही  
मिळकतीचे वर्णन Success Intra  
मुद्रांक विवत घेणाऱ्याचे नांव Raver Pune  
पत्ता पुणे  
श्री. विरयकर राजेंद्र जाधव  
परवाना क्र. २२०११५१  
प्रॉट नं. १००, ख. नं. १८,  
कुलेनगर, चिंचवड, पुणे-११.  
मुद्रांकविकत घेणाऱ्याची सही



FORM - 'B'  
[See rule 3(4)]

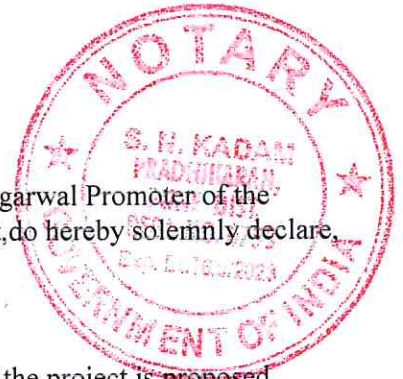
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Suresh Jayantilal Patel & Mr. Vishal Devichand Agarwal  
Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide  
its/his/their authorization dated 05/05/2021

Suresh Jayantilal Patel  
Vishal Devichand Agarwal

We, Mr. Suresh Jayantilal Patel & Mr. Vishal Devichand Agarwal Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:



1. That, Promoter has legal title to the land on which the development of the project is proposed

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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/Promoter is from date of Registration 31/12/2024.
4. That, seventy per cent 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 ascheduled 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, We / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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.
8. That, We / promoter shall take all the pending approvals on time from the competent authorities.
9. That, We / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, We / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Deponent

M/S Success Infra  
Through Partners

Mr. Suresh Jayantilal Patel



Mr. Vishal Devichand Agarwal

*Vishal D. Agarwal*



**Verification**

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this ..... 11<sup>th</sup> day of May 2021

Deponent

M/S Success Infra  
Through Partners



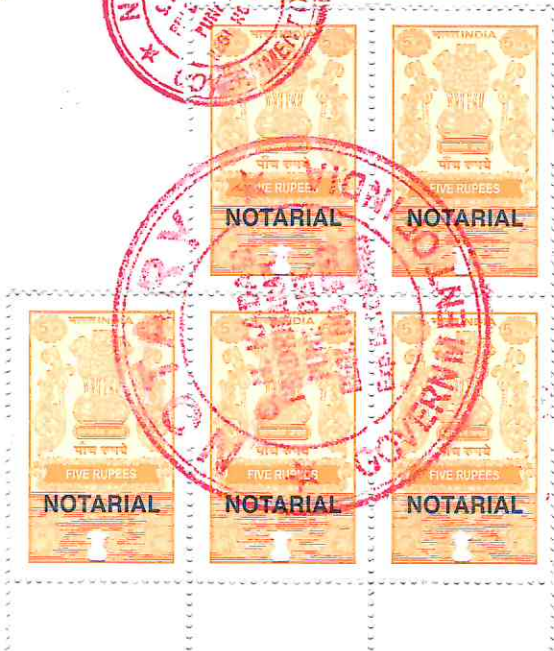
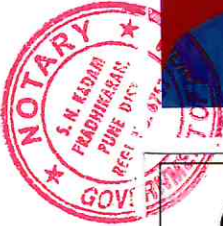
Mr. Suresh Jayantilal Patel

*Suresh*



Mr. Vishal Devichand Agarwal

*Vishal D. Agarwal*



**BEFORE ME**

*S. N. Kadam*

**S. N. KADAM  
ADVOCATE & NOTARY  
GOVT. OF INDIA**

Pradhikaran, Nigdi, Pune-411 044.

Noted & Registered  
at Serial Number 178/2021  
11/05/2021