



महाराष्ट्र MAHARASHTRA

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मुद्रांक विही नोंदवही अनु. क्रमांक 23480 दिनांक 19 JAN 2022
दस्तावा प्रकार- प्रतिज्ञापत्र मुद्रांक शुल्क रक्कम 100/-
दस्त नोंदणी करणार आहेत का? होय(Yes)/ नाही(No)
मिळकतीचे थोडक्यात वर्णन-
मुद्रांक विकत घेणाऱ्याचे नांव- 27 कोन व जगज्ज्योति रत्नजी-धर्मेष्टी
दुसऱ्या पक्षकारांचे नांव-
हस्ते असल्यास त्यांचे नांव- जगज्ज्योति रत्नजी-धर्मेष्टी



मुद्रांक विकत घेणारे/ हस्ते व्यक्तीची सही

चिदंबर शं. मिरजकर
ला. नं. HVL VIII-2201096
दिगोन्नागर, पुणे- 32.

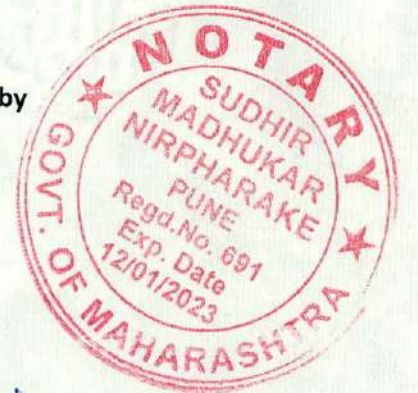
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे.

FORM 'B'

See rule 3(6)

Declaration, Supported by An Affidavit, Which shall be Signed by the Promoter or any person Authorized by The promoter

Affidavit cum Declaration



FORM 'B'

See rule 3(6)

**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 M/s. Ten Corner Developers LLP through its partner Mr. Nijanand Khamkar Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide their authorization dated 19-01-2022;

We, M/s. Ten Corner Developers LLP through its partner Mr. Nijanand Khamkar promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have a legal title Report 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 project land is free from all encumbrances.
3. The project shall be completed by us by 31/03/2024.
4. (a) For new projects:

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 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 of the amounts to be realized hereinafter 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.

5. That the amount from the separate account shall be withdrawn in accordance with Rule 5.

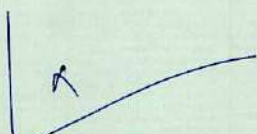
6. That we shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



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7. That we shall take all the pending approvals on time, from the competent authorities.
8. That we 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 have furnished such other documents as have been prescribed by the rules and regulation made under the Act.
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



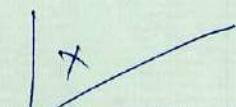
Mr. Nijanand Khamkar

Deponent

Verification

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

Verified by me at Pune on 19/01/2022

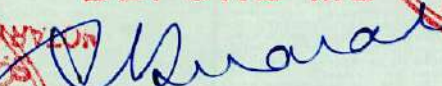


Mr. Nijanand Khamkar

Deponent



BEFORE ME


S. M. NIRPHARAKE
NOTARY STATE OF MAHARASHTRA
PUNE

Noted and Registered
at Sr. No. 193/N/22

Date - 19 FEB 2022

