



महाराष्ट्र MAHARASHTRA

2022

09AA 501756

नाम व पता असाधारण क्रमांक: *Affidavit*

द्वन् मोदणी करणार जलित का? *=*

मोदणी हांगा असाधारण दुय्यम नियंनक कायलयाच नाव: *=*

मिळकलीचे वर्णन: *=*

मोदणी रकम: *=*

मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता: *Vijay Nandedo Mote 20th*

दुसऱ्या पक्षकाराचे नाव: *Ranjit Kumar June-15*

हस्त असल्याचे नाव व पत्ता: *94942 14-28-6-2022*

मुद्रांक विक्री नोंद वही अनुक्रमांक: *94942 14-28-6-2022*

मुद्रांक विकत घेणाऱ्याची सही: *By*

असाधारण मुद्रांक विक्रीचे विक्राण पत्ता

इति मुद्रांक विक्रीचे विक्राण पत्ता

प्रमिता श्रीराम भासले

पत्ता क्र.: 2209096

आचार्यक मास



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

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





Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Vijay Namdeo Moze, Mr. Nagunath Balasaheb Moze and Mr. Mohanraj Namdeo Moze** Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **04/07/2022**

I, **Mr. Vijay Namdeo Moze, Mr. Nagunath Balasaheb Moze & Mr. Mohanraj Namdeo Moze** (Promoter name) promoter of the proposed project "**Skyways Vrundavan E**", Survey No. **96/1B(P)**, at **Chovisawadi village taluka Haveli Pune 412105** duly Authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

AND

1. 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 NA 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/co-promoter from the date of registration of project "**Skyways Vrundavan E**" – **31 December 2022**.

4. (a) For new project:

That seventy per cent of the amounts realized by me/promoter/co-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 percent of the amounts to be realized hereinafter by me/promoter/co-promoter for the real estate project from the allottees, from 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 hereinafter by me/promoter/co-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, 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 I/the 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 I/the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/the promoter shall infer 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 I/the promoter have / has furnished such other documents as have been prescribed by the rules, and regulations made under the Act.
10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building.

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 on **04/07/2022**



Mr. Vijay Namdeo Moze



Mr. Nagunath Balasaheb Moze



Mr. Mohanraj Namdeo Moze

Deponent



BEFORE ME

[Signature]

Mrs. BEENA RANJEET CHAURASIA
NOTARY, GOVT. OF INDIA
PUNE CITY (MAHARASHTRA)
REGD. NO. 10538

5 JUL 2022

(Name of Promoter)

