



महाराष्ट्र MAHARASHTRA 12 APR 2021

ZV 487163

क्र. क्र.: 234 दि. 12  
1) दस्तावा प्रकार : .....  
2) दस्त नोंदणी करणार आहेत का ? :- होय/नाही  
3) नोंदकरीचे वर्णन : .....  
4) मुद्रांक विकत घेणाऱ्याचे नांव : .....  
5) हस्त व्यक्तीचे नांव : .....  
6) पत्ता : .....  
7) साक्षा पक्षकाराचे नांव : P. D. PHALKE

130 MAR 2021

विजय बदनराव भालंकर  
परवाना क्र. 2209026  
94/490, महानगर, पुणे-36



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 **M/S. SUYOG DEVELOPMENT CORPORATION PUNE LLP,**

A partnership firm registered under the Limited Liability Partnership Act, Having its Office at-Office No.27, Parshwa Building, Sujay Garden,12 Mukundnagar, Pune 411 037 promoter of the proposed project "Sweet Home Heights Co-operative Housing Society Ltd. Redeveloped by Suyog Development Corporation, Pune LLP" situate at bearing Plot No.9 out of the layout of S.No.49/1/3A+3B, now bearing S.No.49/3A/3B/6 & bearing C.T.S No.1651(pt), Mouje Kothrud, Pune through its Partner Shri Kalpesh Bharat Shah Adult, Occupation : Business having office at : at Office No.27, Parshwa Building, 12 Mukundnagar, Pune-411 037 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 01.04.2022;

1, Shri Kalpesh Bharat Shah Adult, Occupation : Business office at : at Office No.27, Parshwa Building, 12 Mukundnagar, Pune-411 037 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That promoter has 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.  
That the project land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter from the date of registration of project ie.31.03.2027.
3. That seventy per cent of the amounts to be realised by 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.
4. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
5. That 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
6. That the promoter shall take all the pending approvals on time, from the competent authorities.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.

8. That 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 the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

*[Handwritten Signature]*

**M/S. SUYOG DEVELOPMENT CORPORATION PUNE LLP**

Through its Partner  
**Kalpesh Bharat Shah**  
 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 13<sup>th</sup> on this April day of 2022.

*[Handwritten Signature]*



**M/S. SUYOG DEVELOPMENT CORPORATION PUNE LLP**

Through its Partner  
**Kalpesh Bharat Shah**  
 Deponent

*[Handwritten Signature]*

13 APR 2022

Hannanaut S. Temghase  
 Shanktiprime Soc,  
 Waseje, Pune-411058.

**BEFORE ME**

*[Handwritten Signature]*  
**R. V. PISAL**  
 NOTARY GOVT. OF INDIA



**Noted and Registered**  
 at Sr. No. 1323/22  
 Date:- 13. APR 2022