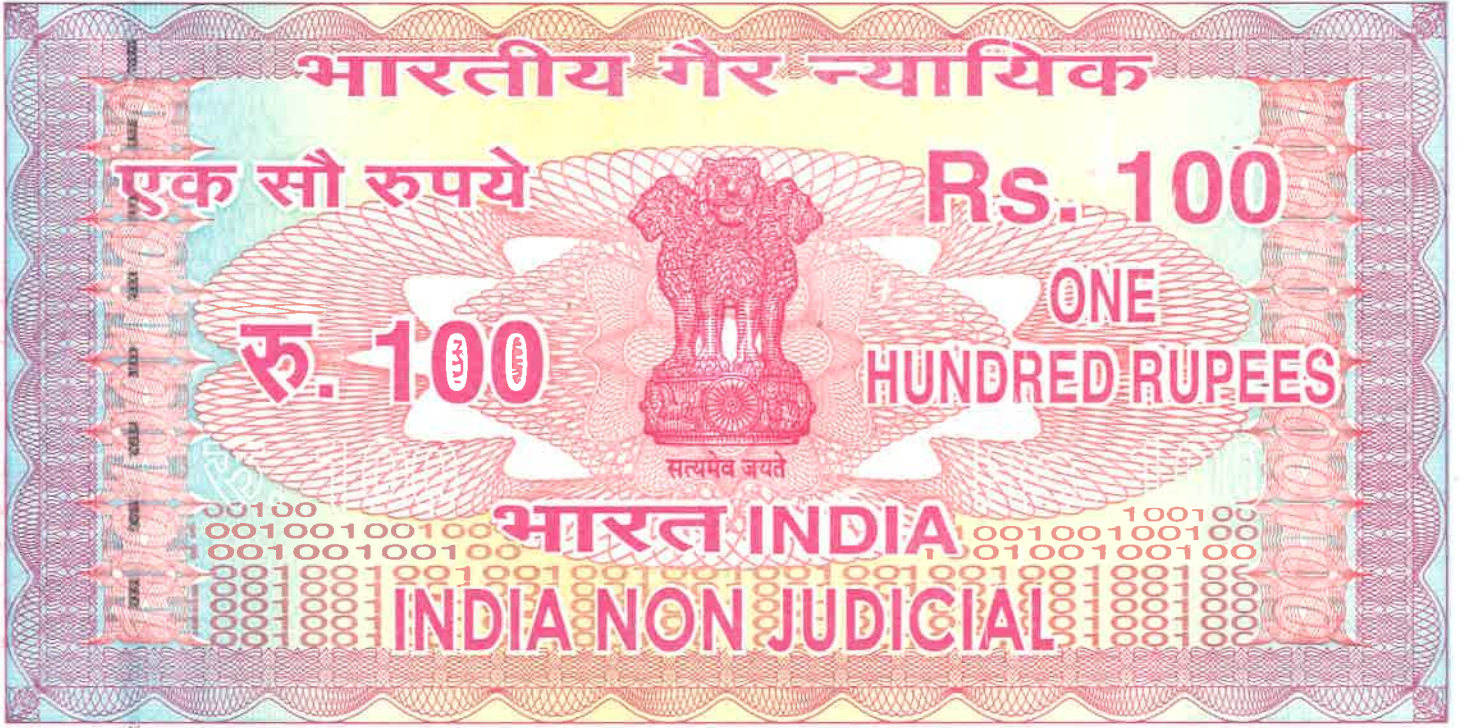




महाराष्ट्र MAHARASHTRA

2022

08AA 603386

- 2 JUN 2022

क्र. 23723 दि. मु.स. रकम: 100/-

दस्तावा प्रकार: AFFIDAVIT

इस्त नॉवणी करणार आहेत का : होय / नाही

मुद्रांक विकत घेणाऱ्याचे नाव: मधुसागर को ऑप होसींग सोसा

वता: मांडेल कोलनी पुणे २६

दुसऱ्या पक्षाकराचे नाव: दिपक हरपडे पुणे - ०४

इस्त व्यक्तीचे नाव व पता: दिपक हरपडे पुणे - ०४

[Signature]

सौ. सुचेता मुहास देशपांडे
परवाना क्र. २२०१११८

मुद्रांक विकत घेणाऱ्याची सही १९२/२, बुधवार पेठ, पुणे.२

त्या कारणासाठी त्यांनी मुद्रांक खरेदी केला आहे त्याच कारणासाठी

मुद्रांक खरेदी केल्यासुन ६ महिन्यात वापरणे बंधनकारक आहे.



FORM-B

[see rule 3 (6)]

DECLARATION

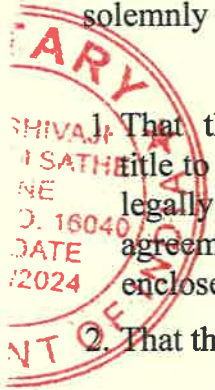
Affidavit cum Declaration of Madhusagar Co. Op. Hsg. Soc. Ltd. through its Secretary Mr. Dilipkumar Madhavrao Patil through their Power of Attorney Holder Mr. Pritam Vilas Rathod and Mr. Abhijit Deepak Kenjale partners of M/s. Siddhashila Ventures LLP promoter of the proposed project at CTS No. 1038, Final Plot No. 363/8, Model Colony, Shivajnagar (Bhamburda) Pune 411 016.

[Signature]

[Signature]



I, **Dilipkumar** Son of **Madhavrao Patil**, Aged : 64 Years, R/o. 1038/8, Madhusagar Society, Model Colony, Shivaji Nagar, Pune 411 016, Secretary through Power of Attorney Holder **Mr. Pritam Vilas Rathod** and **Mr. Abhijit Deepak Kenjale** Partner of **M/s. Siddhashila Ventures LLP**, of the proposed project "**Madhusagar**" do hereby solemnly declare, undertake and state as under:



1. That the land is owned by Madhusagar Co. Op. Hsg. Soc. Ltd. Who have/has a legal title to the land on which the development of the proposed project is to be carried out a legally valid authentication of title of such land alongwith an authenticated copy of the agreement between such owner and promoter for development of 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 promoter is December 2025.
4. That seventy per cent of the amounts 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.
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 only 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 I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I /promoter shall take all the pending approvals on time, from the competent authorities.
9. That I /promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.

P. Rathod

Abhijit Kenjale

10. That I /promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

P. Rathod

Pritam V. Rathod

Abhijit D. Kenjale

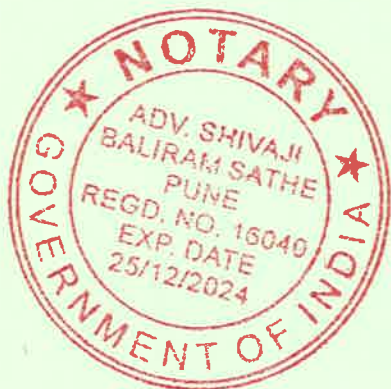
Abhijit D. Kenjale

(Deponent)

Verification

I, **Dilipkumar** Son of **Madhavrao Patil**, aged 64 years, R/o. 1038/8, Madhusagar Society, Model Colony, Shivaji Nagar, Pune 411 016, Secretary through Power of Attorney Holder **Mr. Pritam Vilas Rathod** and **Mr. Abhijit Deepak Kenjale** Partner of **M/s. Siddhashila Ventures LLP** do hereby verify that the contents in para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at 29th on this Wednesday day of June, 2022.



P. Rathod

Pritam V. Rathod

Abhijit D. Kenjale

Abhijit D. Kenjale

(Deponent)

Noted & Registered 9 JUN 2022
At. Sr. No. 739/2022 BEFORE ME

Sathe

ADV. SHIVAJI BALIRAM SATHE
NOTARY
GOVERNMENT OF INDIA
REGD NO 16040 PUNE

