



महाराष्ट्र MAHARASHTRA

2022

BN 874380

अनु.क. 340e 21 JUN 2022 पुणे

व. प्रकार कोणी देवरी

दस्त नादणी करणार आहेत का? होय/नाही.

मिळकतीचे स्थान

मुद्रांक दिवत घेणाऱ्याचे नाव अमोल अजित रावेंतकर

पत्ता 43, गंगानगर 99, पुणे.

दुसऱ्या पक्षाकडचे नाव

दुसरे व्यक्तीचे नाव व पत्ता शेकर नामादिका. पर्वती. पुणे.

सही श्री. एम. जी. दावडकर
पदवता 21/6/2022
विवेक दिवत घेणाऱ्याची सही



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 of Mr. Amol Ajit Ravetkar Proprietor of M/s. Ravetkar Builders and Developers, promoter of the proposed project SWARGANDHA, vide his authorization dated 21st June 2022.

I Mr. Amol Ajit Ravetkar Proprietor of M/s. Ravetkar Builders and Developers, promoter of the proposed project SWARGANDHA do hereby solemnly declare, undertake and state as under:

For Ravetkar Builders & Developers

Authorized Signatory





1. That promoter has a legal title Report to the land on which the development of the proposed project is to be carried out

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.

Or



For Ravetkar Builders & Developers

Authorised Signatory

That details of encumbrances N.A. Including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. The Promoter undertakes to complete the project on or before 31st August 2025.

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.

OR

(ii) That entire 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, 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, **Mr. Amol Ajit Ravetkar** (Proprietor of **M/s. Ravetkar Builders and Developers**) 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, **Mr. Amol Ajit Ravetkar** (Proprietor of **M/s. Ravetkar Builders and Developers**) the promoter shall take all the pending approvals on time, from the competent authorities.



8. That I, Mr. Amol Ajit Ravetkar (Proprietor of M/s. Ravetkar Builders and Developers) 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 I, Mr. Amol Ajit Ravetkar (Proprietor of M/s. Ravetkar Builders and Developers) the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I, Mr. Amol Ajit Ravetkar (Proprietor of M/s. Ravetkar Builders and Developers) the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Mr. Amol Ajit Ravetkar (Proprietor of M/s. Ravetkar Builders and Developers)

Amol
Verification



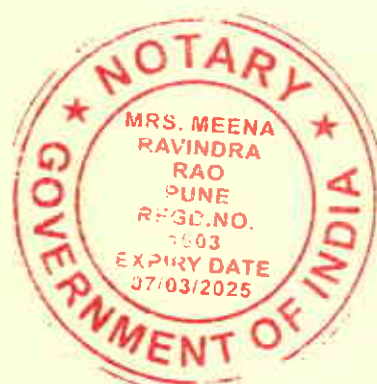
Deponent

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from Verified by me at Pune on this day of 23rd June 2022.

Mr. Amol Ajit Ravetkar (Proprietor of M/s. Ravetkar Builders and Developers)



Deponent



Noted and Registered
At Serial Number

I 419 24-6-22

BEFORE ME

Mrs. Meena R. Rao
MRS. MEENA R. RAO
NOTARY GOVT. OF INDIA
PUNE

MRS. MEENA R. RAO

B.A., L.L.B.

Advocate & Notary

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