



महाराष्ट्र MAHARASHTRA

2022

14AA 063105

दिनांक 19/07/2022

18 JUL 2022

प्रमाणित की जा रही है कि

प्रमाणित करने वाले का नाम

प्रमाणित करने वाले का पता

प्रमाणित करने वाले का व्यवसाय

प्रमाणित करने वाले का नाम और पता



15 JUL 2022

प्रमाणित करने वाले का हस्ताक्षर

प्रमाणित करने वाले का नाम

प्रमाणित करने वाले का पता

S. K. K. K. K. K.

प्रमाणित करने वाले का व्यवसाय

प्रमाणित करने वाले का पता

प्रमाणित करने वाले का व्यवसाय

प्रमाणित करने वाले का पता

प्रमाणित करने वाले का हस्ताक्षर



FORM 'B'  
[See rule 3(4)]

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

*[Handwritten signature]*



## Affidavit cum Declaration

Affidavit cum Declaration of M/s. Pushpa Construction Office at : Chetana Residency, Sector No. 26, Plot No. 198, Flat No. 2, Nigadi Pradhikaran, Pune - 411044, through its Partners 1. Mr. Ratilal Omkar More, 2. Mrs. Chitra Dilip Hadap, 3. Mr. Shon Subhash Sasane, 4. Mrs. Nirmala Harilal Mehta, Promoter of the proposed project / duly authorized by the promoter of the proposed project "PUSHPA SQUARE" at Survey No. 51, Hissa No. 2/4, area admeasuring 330 sq. mtrs at Village Tathwade, Tal. Mulshi, Dist. Pune

We, M/s. Pushpa Construction through its Partners 1. Mr. Ratilal Omkar More, 2. Mrs. Chitra Dilip Hadap, 3. Mr. Shon Subhash Sasane, 4. Mrs. Nirmala Harilal Mehta promoter of the proposed project / 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

OR

Ratilal Omkar have / 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 project land is free from all encumbrances.

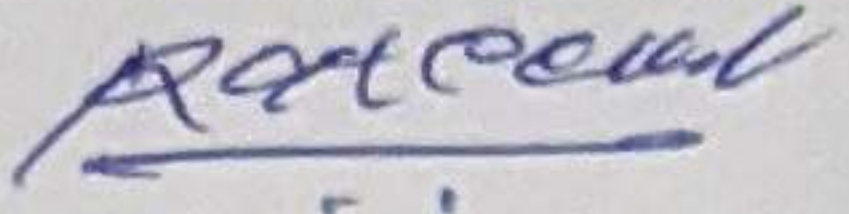
OR

That details of encumbrances N/D including 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 from the date of registration of project is 30/6/2023
4. 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.
5. That the amounts from the separate account to cover the cost of construction shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amount from separate account shall be withdrawn after it is certified by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. 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.
8. That I/the promoter shall take all the pending approvals on time, from the competent authorities.
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 / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be on any ground.



M/s. Pushpa Construction  
Through its partner

  
1. Mr. Ratilal Omkar More,

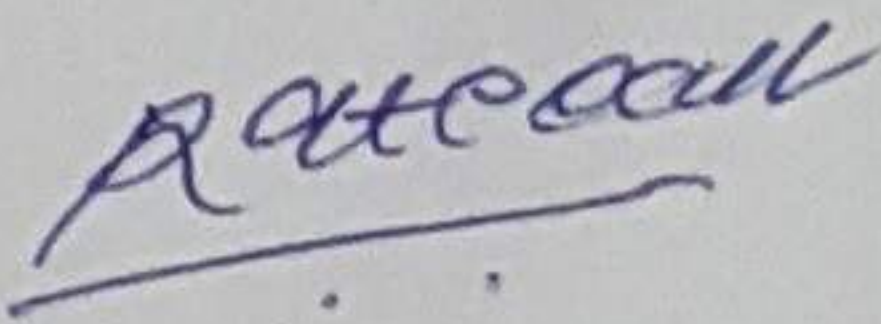


#### Verification

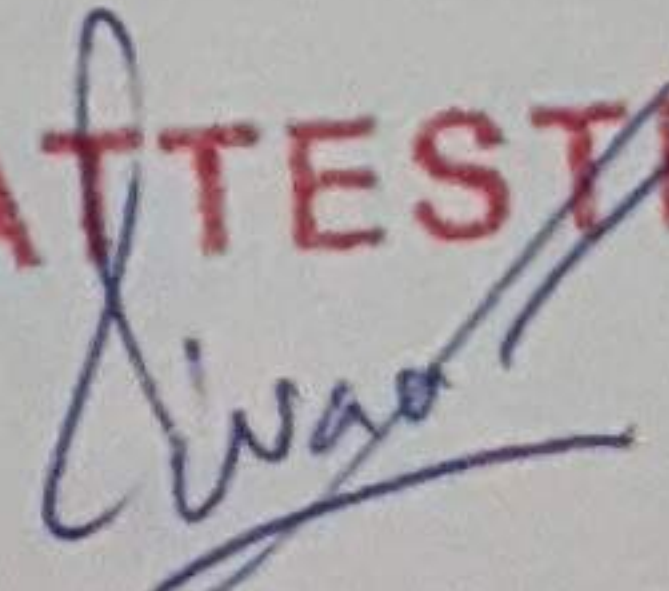
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Pune on 3<sup>rd</sup> August 2022.

M/s. Pushpa Construction  
Through its partner

  
1. Mr. Ratilal Omkar More,

**ATTESTED**

  
RAJESH KISAN WAGH  
NOTARY, GOVT OF INDIA  
HAVELI (MAHARASHTRA)  
Regd. No. 15747

03 AUG 2022

