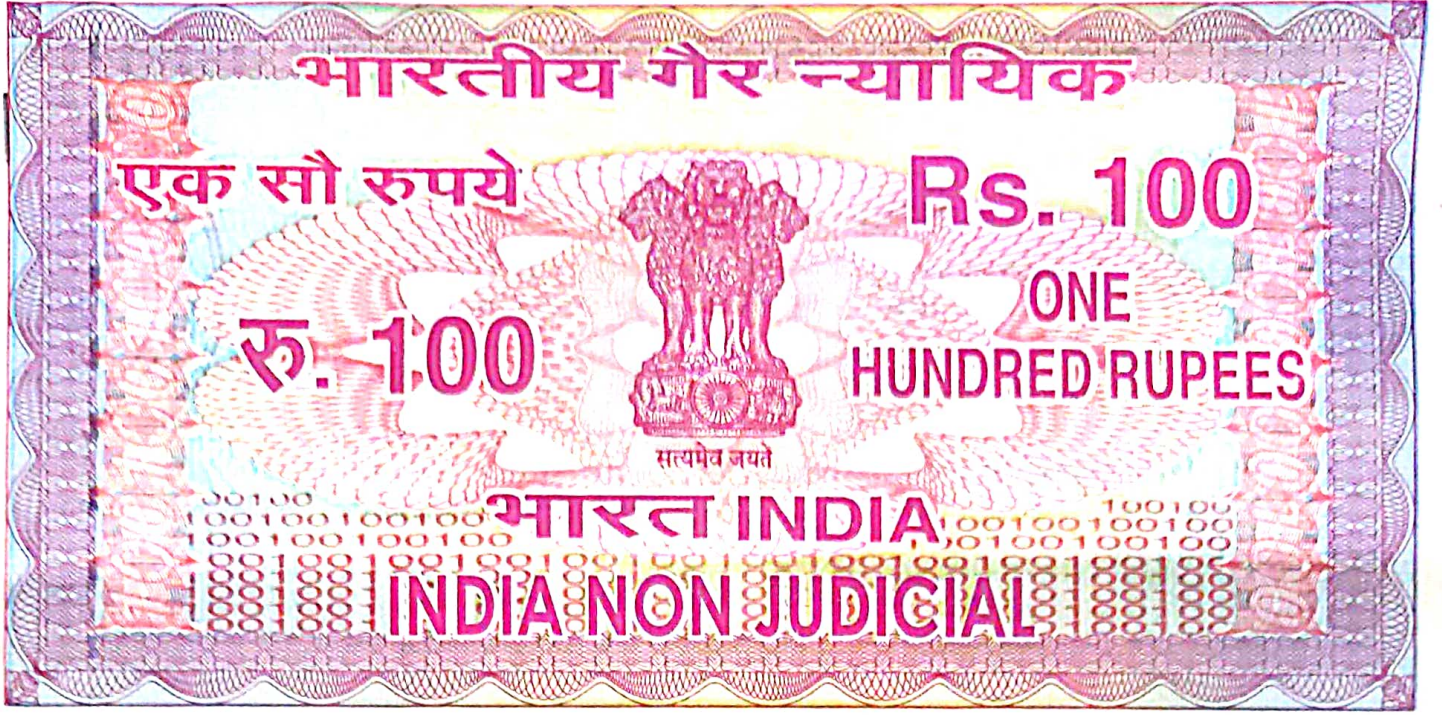




महाराष्ट्र MAHARASHTRA

2022

20AA 087878

वस्तु का प्रकार / अनुसूचित क्रमांक. :- ANV

वस्तु नोंदणी करणार आहेत का ? :- 100%

नोंदणी होणार असल्यास, पुणे नोंदणी कार्यालयाचे नांव :-

मिळकतीचे पत्ता :-

मोबदला रक्कम :-

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता :- MGP Developers

दुसऱ्या पक्षधारकाचे नांव :- Vishal Nagar Pimple Nilakh Pune

इस्ते असल्यास नांव व पत्ता :- Adv. Ratan Koye, Notary

मुद्रांक शुल्क रक्कम :- 400

मुद्रांक विक्री नोंद वही अनुक्रमांक :- 5026

मुद्रांक विकत घेणाऱ्याची सही :- 08 SEP 2022

गवानीधारक मुद्रांक विक्रेत्याची सही/पत्ता/

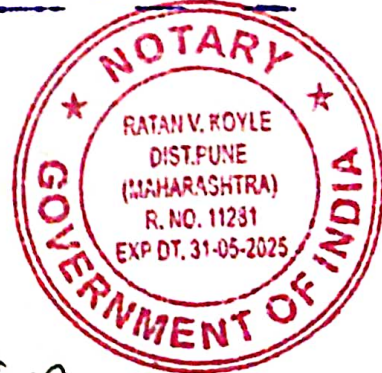
परवाना क्रमांक

श्री. सुरेश पी. शहा
परवाना क्र. 2209049
46, इगोली, पुणे-411002



24 AUG 2022

प्रथम मुद्रांक लिपीव
कोषागार पुणे करिता.



Form B
See Rule 3(6)

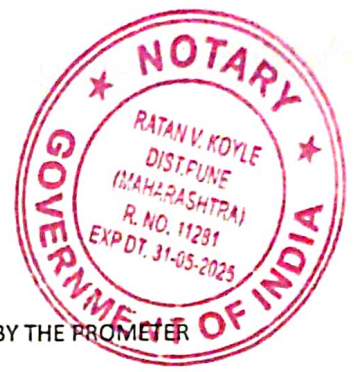
Affidavit - cum - Declaration

Patil Shah

Notary



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 of M/s MGP Developers

Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide
its/his/their authorization dated 12/09/2022

We, Mr. Sanjay Gopal Patel, Mr Anand Sanjay Patel, Mrs. Mamata Sanjay Patel
(Promoter's name) promoter of the proposed project 'MGP Suanand' (S No 24/1D/1/27,
24/1D/1/31, CTS No 1073, village Pimple Nilakh taluka Haveli) 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

- 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 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 within which the project shall be completed by me/promoter/co-promoter from the date of registration of project 'MGP Suanand' – 31/12/2024
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

[Handwritten signatures]



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.

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, as the case may be.

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 12/09/2022

Mr. Sanjay Gopal Patel

Mr Anand Sanjay Patel

Mrs. Mamata Sanjay Patel



BEFORE ME

RATAN V. KOYLE
B. A. (HONS), LL. B
ADVOCATE & NOTARY
GOVT. OF INDIA PUNE
(Reg. No 11281)

13 SEP 2022

Deponent

(Name of Promoters)

NOTED AND REGISTERED
AT SR. NO. A5151/2022



RATAN V. KOYLE
ADVOCATE & NOTARY
GOVT. OF INDIA
C-001, Silver Space CHS
Jagtap Dairy, Vishal Nagar
Pune-411027