



महाराष्ट्र MAHARASHTRA

2022

10AA 273692

कयस्त प्रतिज्ञापत्रासाठी
१३४८३ २२ JUL 2022 मु.श. रकम 100/-
मुद्राक विकत घेणाऱ्याचे नांव मार्सिहिर्षि इन्फ्या LLP
पत्ता रुडा को. रवाटजी डेव्हलप
स्तेचे नाव सावंत चंद्रवर्ष सादर
४ Govind
२२ रवेडत म. डोबे
पत्ता क्र २२०९९४९
मुद्राक विकत घेणाऱ्याची सही बाजीप्रभु चौक, मेन रोड, काळेकाडी पुणे १७
न्यायालय कार्यालयासमोर/न्यायालयीन प्रसिद्धीसाठी सादर करण्यासाठी
आमच्या कार्यालयाची आज्ञाप्रमाणे मारी १/७/२०२२ नुसार



13 JUL 2022

प्रथम मुद्रांक लिपीक कोषागार पुणे करित.

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Ms. HEMLATA SAWANT Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide their authorization dated 1st July 2022;

H. Sawant

M. Shinde

[Signature]

[Signature]

[Signature]



I, Mrs Hemlata Sawant promoter of the proposed project & duly Authorized by the Margashirsha Infra LLP Through Partners Mrs. Hemlata Sawant And Anjali Dhande promoter of the proposed project do hereby solemnly declare, undertake and state as under:



1. Aruna Kashinath Bansode, 2) Suresh Kashinath Bansode, 3) Ajaykumar Kashinath Bansode, 4) Mangala Mallikarjun Shivsharan are the Land owner and executed the Development agreement and power of attorney with Margashirsha Infra LLP dated 31/03/2022 have a 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.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is 5 years i.e., the date of completion is 15/08/2027.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 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/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 pune on this 26th day of July 22



Deponent

- 1) Margashirsha Infra LLP

H Sawant

Hemlata Sawant

- 2) Aruna Kashinath Bansode,

[Signature]

- 3) Suresh Kashinath Bansode,

[Signature]

- 4) Ajaykumar Kashinath Bansode,

[Signature]

- 5) Mangala Mallikarjun Shivsharan

M Shivsharan

BEFORE ME

[Signature]

GOVIND N. PATIL

ADVOCATE & NOTARY

GOVT. OF INDIA

Azad Colony, Panchpir Chowk,
Kalewadi, Pimpri, Pune-17

01 SEP 2022

