



महाराष्ट्र MAHARASHTRA

2022

23AA 428083

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला आहे त्यांनी त्याच कारणासाठी तो स्टॅम्प ६ महिन्यांच्या आत वापर करायचा आहे.

दस्तावेजाप्रकार/ अनुच्छेद क्रमांक :

Affidavit

दस्त नोंदणी करणार आहेत का :

नोंदणी होणार असल्यास दुरयम निबंधक कार्यालयाचे नाव :-

मिळकतीचे वर्णन :

मोबदला रक्कम :

मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता :

Aniket Santosh Bhor

दुसऱ्या पक्षकाराचे नाव :

हस्ते असल्यास नाव व पत्ता :

मुद्रांक शुल्क रक्कम :

मुद्रांक विक्री नोंद वही अनु. क्रमांक :

मुद्रांक विकत घेणाऱ्याची सही :

प्रवचनाधारक मुद्रांक विक्री त्याची सही/पत्ता/

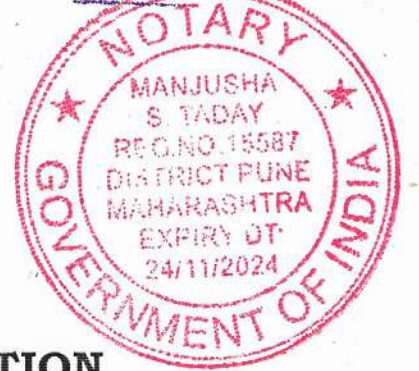
प्रवचना क्रमांक

The Pune Lawyers Consumer's
Co-op Society Ltd., Pune-5
LIC. No. 2201111



12-8 SEP 2022

प्रथम मुद्रांक लि.
कोषागार पुणे व



FORM - B

AFFIDAVIT CUM DECLARATION

We **(I) YUGANTH REALTY** (PAN No. AACFY 7052 Q), (Registered Partnership Firm) registered under the Indian Partnership Act 1932 having its Office and place of business at : Near Rachana Tyres, Near P.D.C.C. Bank, Opposite Hindustan Petroleum, Kadamwakwasti, Tal. Haveli, Dist. Pune 412201, Through it's Partners **(1) Mr. Aniket Santosh Bhor**, Age : Adult, Occupation : Business, (PAN No. DDEPB 1097 Q), (Aadhar No. 8850 0624 8653), R/at :- Bungalow No. 9/27, Sagar Society, Mumbai-Pune Road, Near Voda Phone Showroom, Wakdewadi, Pune 411003 &

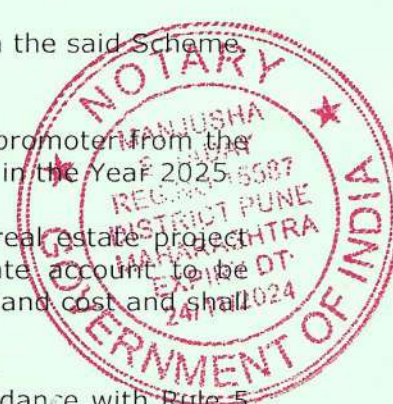
(2) Mr. Siddharth Manikrao Kadam, Age : Adult, Occupation : Business, (PAN No. AQTPK 2991 F), (Aadhar No. 4017 9566 1287), R/at :- Pandavdand Road, Kadamwakwasti, Loni Kalbhor, Tal. Haveli, Dist. Pune 412201 & **(II) MR. SIDDHARTH MANIKRAO KADAM**, Age : Adult, Occupation : Business, (PAN No. AQTPK 2991 F), (Aadhar No. 4017 9566 1287), R/at :- Pandavdand Road, Kadamwakwasti, Loni Kalbhor, Tal. Haveli, Dist. Pune 412201 being a promoter of the project. The Promoter of the ongoing Project **"SKYLINE TOWERS Wing A"** Situated at Gat No. 257, Revenue Village Kadamwakwasti, Tal Haveli, Dist Pune within the limits of Zilha Parishad Pune Taluka Panchayat Sammittee Haveli do hereby solemnly declare, undertake & State :

1. That the Promoter/owner have 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 Deed for development of the real estate project is enclosed herewith.

2. The Promoter / Builder have not obtained the Term Loan / Project Loan on the said Scheme. That the said 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 on or before 29th Day of December Month in the Year 2025.
4. That seventy per cent of the amounts realised 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 of Maharashtra Real Estate (Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
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 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 side changes occurring.
9. That I/the promoter have / has furnished such other documents as have been prescribed by the Act & 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.



(1) Mr. Aniket Santosh Bhor

(2) Mr. Siddharth Manikrao Kadam

Deponent
(I) YUGANTH REALTY
Through it's Partners

Verification

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

Verified by me at 08 on this 04 day of 2022.

Deponent

(I) YUGANTH REALTY
Through it's Partners



(1) Mr. Aniket Santosh Bhor



(2) Mr. Siddharth Manikrao Kadam



NOTED & REGISTERED
AT. SR. NO. 1567/2022

BEFORE ME
Ms. Taday
MANJUSHA S. TADAY
ADVOCATE & NOTARY
GOVERNMENT OF INDIA

03 OCT 2022

