



महाराष्ट्र MAHARASHTRA

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अनु.सं. 14482 दि. 11/06/2022 मु.शु.सं. 14482

दस्तावा प्रकार मि.सं.

दस्ता नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव समर्थ डेव्हलपर्स

पत्ता मि.सं. 14482 पुणे

दुसऱ्या पक्षासाठीचे नांव

हस्त व्यक्तीचे नांव व पत्ता राजेंद्र ठेंगल

(Signature)

मुद्रांक विकत घेणाऱ्याची सहा

सुयोग्यत सुचविले गेलेली
पत्रवार्ता क्र. 22090089
लॉट नं. 14482 (विक्रय/पट्टा) B Form

Affidavit Cum Declaration



12 JUN 2022

प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

We Samarth Developers, A Registered Partnership Firm, Having its Office and place of business at: Office No.SR-11,Mega centre, Magarpatta City, Hadapsar, Pune,Maharashtra-411013 by the hand of its Partner (1) Mr. Vishal Shantaram Jagtap Age Adult, Occupation - Business, (PAN No. AHCPJ0355J) (2) Mr. Yogesh Balasaheb Tupe Age Adult, Occupation - Business, (PAN No. ACPPT9633F)Add. As Above Promoter of the Project "VISION RESIDENCY " Situated at,Sr NO 211, Hissa No.7/1 at revenue village Hadapsar,Taluka :Haveli, Dist. Pune and falling in the "Residential" Zone do hereby solemnly declare, undertake & State :

(Signature)

(Signature)

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 31th Day of December Month in the Year 2024

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5) That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate(Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents,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.

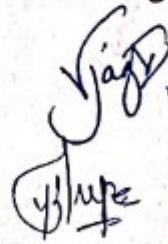
9) That I/the promoter have / has furnished such other documents as have been prescribed by the Act & rules and regulations made under the Act.

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.

Deponent
Samarth Developers,
Through its partners

1) Mr. Vishal Shantaram Jagtap

2) Mr. Yogesh Balasaheb Tupe



Verification

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

Deponent
Samarth Developers,
Through its partners

1) Mr. Vishal Shantaram Jagtap

2) Mr. Yogesh Balasaheb Tupe

