

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL



सत्यमेव जयते

महाराष्ट्र MAHARASHTRA

2021

BM 257506

अनु.क्र. 14445 दि. 14/07/2022 म.शु.सं.क्र. 5001—

दस्तावा प्रकार

Agreement

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव

Neelkanth Landmarks

पत्ता

Loni Kalbhar Haveli, Pune

दुसऱ्या पक्षकाराचे नांव

दस्तले व्यक्तीचे नांव व पत्ता

Dharmashree Jadhav

मुद्रांक विकत घेणाऱ्याची सही

सुर्यकांत सुखदेव गवळी
परवाना क्र. 22090199
लोणी काळभार (कदमवाकदस्ती), ता. हवेली, जि. पं.

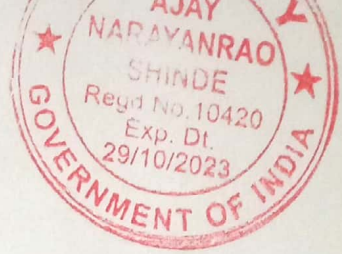
FORM 'B'

Affidavit cum Declaration



Affidavit cum Declaration of M/s. Neelkanth Landmarks Co- promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 09/12/2021

We M/s. Neelkanth Landmarks - 'Shreenivas Residency' Co- 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 to the land on which the development of the project is proposed

OR

Shreenivas Residency have/has a legal title 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 said land is free from all encumbrances.

OR

That details of encumbrances **NA** 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 is **31/01/2025**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / 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 grounds.

Deponent

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 this **15th Friday** of **2022**.

Ashok Pawar



1) Mr. Akshay Ashok Pawar

Ajit Khair



2) Mr. Ajit Suryakant Khair

Akshay Dhamale



3) Mr. Akshay Eknath Dhamale

Deponent



Noted and Registered
at Sr No. 4590/2022
Date:- 05 SEP 2022

AJAY N. SHINDE
ADVOCATE AND NOTARY
Office No. E-123, Mega Center,
Hadapsar, Pune-411028.

[Signature]
AJAY NARAYANRAO SHINDE
NOTARY, GOVT. OF INDIA
PUNE

