



महाराष्ट्र MAHARASHTRA

2022

13AA 369896

30 AUG 2022

50323

100/-

प्रतिभाषणासाठी

दस्त येत्या कागदावर आहेत का ? होय/नाही.

मिलकतीक वगैरे

मुद्रांक विकत घेणाऱ्याचे नांव श्री. (रा.दि.पु.) डेवरा

पत्ता श्रीवाणी पेठ पुणे

दुसऱ्या पक्षकाराचे नांव

हस्ते व्यक्तीचे नांव व पत्ता श्री. दि.पु. ६, (दे.रा.पु.)

चिरण देवरा लडकता

मुद्रांक विकत घेणाऱ्याची सही

पत्ता क्र. २२०११२५  
४३३, रामदास पेठ, पुणे-११  
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक  
खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

FORM 'B'

(See rule 3 (4))



22 AUG 2022

प्रथम मुद्रांक लिपीक  
लोबागार पुणे करिता

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED  
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

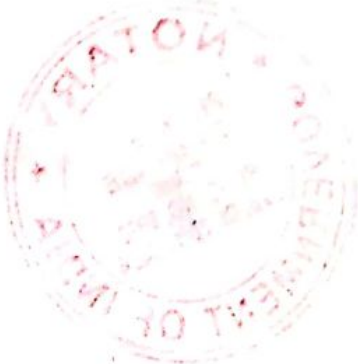


### Affidavit cum Declaration

Affidavit cum Declaration of Shri. Prakash Sitaram Gavali, Age about – 56 Years, Occupation – Business, Residing at – Flat No. 202, Renukamata Apartment, CTS no 41, Ganj Peth, Pune 411042, as and being the partner of M/s. Saikrupa Developers, a registered partnership firm having its office at Plot no. 2, Timber Market, Bhavani Peth, Pune – 411042 and the Owners/Promoters of the proposed project.

I/We the Owners/Promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us is on or before 30<sup>th</sup> June 2027.
4. That seventy percent of the amounts realized by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we shall get the accounts audited within six months after the end of every financial year by a chartered account 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulation made under the Act.
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or buildings, as the case may be, on any grounds.

For SAI KRUPA DEVELOPERS

PARTNER

SHRI. PRAKASH SITARAM GAVALI  
DEPONENT



**BEFORE ME**

**PRAKASH V. DARAVADE**  
NOTARY  
GOVERNMENT OF INDIA  
REGD. NO. 8990, PUNE

**Noted & Registered**

At.Sr.No. 886/2122

1 SEP 2022

3



## VERIFICATION

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

Verified by us at Pune on the 30<sup>th</sup> day of August 2022.

For SAI KRUPA DEVELOPERS

PARTNER

SHRI. PRAKASH SITARAM GADALI

DEPONENT

