



महाराष्ट्र MAHARASHTRA

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20AA 803015

अनु.क्र.: 64264 दि.: 23 SEP 2022 मुल्य:.....

१) दस्तावेजाचा प्रकार :.....

२) दस्त नोंदणी करणारा आहेत का ? - होय/नाही

३) मिळकतीचे वर्णन :.....

४) मुद्रांक विकत घेणाऱ्याचे नांव :.....

५) पत्ता :.....

६) कोटि व्यक्तीचे नांव :.....

७) पत्ता :.....

८) दुसऱ्या पक्षिकाऱ्याचे नांव :.....

मुद्रांक घेणाऱ्याची सही

विजय बबनराव भालेकर

परवाना क्र. २२०१०२७

७५/५९०, म. नगर, पुणे-३७



प्रथम मुद्रांक लिपिक
कोषागार पुणे करिता

Affadavit cum declaration





Affidavit cum declaration

FORM-B

I, **Mr. Rahul Prabhakar Rasane**, Age about 51 years, Hindu inhabitant of Mukundnagar, Gultekdi, Pune 411037, (hereinafter referred to as the "**Promoter**") and the promoter of the New Project "**Girikunj**" (for short the said "**Project**") situated on all those pieces and parcels of the land bearing at S.No.7 Hissa No. (2A/4/5/14+2A/4/5/15) Plot no (15+16) , Village – Dhankawadi Tal-Haveli, District Pune-412101 (for short the "**Land**"), do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal Title to the land on which the development of the Project is new;
2. That the land is free from all encumbrances other than mentioned below:
 - (a) Mortgages created by prospective purchasers/allottees upon their prospective Apartments/Units in the said Project in future.
3. The said Project shall be completed on or before **31st day of December 2025** from the date of registration of the said Project;
4. That **70 per cent** of the amounts to be realized hereinafter by Promoter for the said real estate Project from the prospective Allottee/s, 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 That the amounts from the said separate account shall be withdrawn in accordance with Rule 5;
6. That 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 Promoter shall take all the pending approvals on time, from the competent authorities;
8. That Promoter shall inform the Real Estate Regulatory 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 7 (seven) days of the said changes occurring;
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act;





10. That Promoter shall not discriminate against any Allottee/s at the time of allotment of any apartment, plot or building, as the case may be;

Place: Pune

Deponents

Date: September 23 , 2022



(i) Mr .Rahul Prabhakar Rasane

For M/S RAHUL RASANE

Proprietor

Proprietor of Mr.Rahul Rasane





VERIFICATION

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by me at on 23 September of 2022.

Place: Pune

Deponents

Date: September 23, 2022

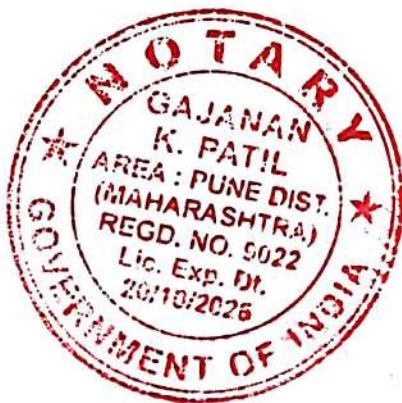


(i) Mr. Rahul Prabhakar Rasane

For M/S RAHUL RASANE

Proprietor

Proprietor of Mr. Rahul Rasane



BEFORE ME

Noted and Registered

at Sr. No. 412/2022

GAJANAN KRISHNAJI PATIL
NOTARY GOVT. OF INDIA
AREA PUNE DIST. (MAHARASHTRA)
REGD. NO. 9022 Mob. 98224 04490

24 SEP 2022

