



महाराष्ट्र MAHARASHTRA

2022

BP 831187

31178 08 SEP 2022 SDK
अनु.क्र. दि. दु.शु.रकम.
दस्तावा प्रकार डिप्लोमा
दस्ता नोंदणी करणार आहेत का ? होय/नाही.
मिळवणीचे सर्वनाम
मुद्रांक मिळव घेतल्याचे पत्रांक
पत्रांक 1323 कसबा पेठ
दस्तावा पत्रांकाने नोंद
हस्त. हस्ताक्षरे नोंद घेव घेतली
बाबुठोली
मुद्रांक दिवत घेणाऱ्याची सही
मुद्रांकित जा. मुद्रांक
परवाना क्र. 22099000
1990-हस्ताक्षर पत्रांक-59



24 AUG 2022

प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

FORM 'B'

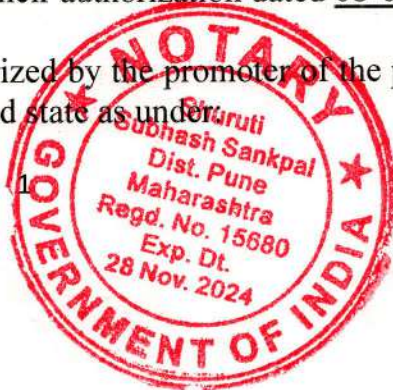
[See rule 3(6)]

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 Mr. Sanjay Kalidas Natu duly authorized by the promoter of the proposed project —vide their authorization dated 08-09-2022.

I, Mr. Sanjay Kalidas Natu duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under



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कोर पृष्ठ
NOTARY



1. That, M/s. Natu Kunjir Associates the promoter has a legal title through land purchase agreement of the land on which the development of the project is proposed

AND

- a) Legally valid authentication of title of such land for development of the real estate project is enclosed herewith.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter from the date of registration of the project is up to 30/06/2025.
4. (a) For new projects :
 - (i) That seventy per cent of the amounts realised by 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.

OR

- (ii) That entire of the amounts to be realized hereinafter by 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That 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 the promoter shall take all the pending approvals on time, from the competent authorities.
8. That 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 said changes occurring.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

M/s. Natu Kunjir Associates

For NATU KUNJIR ASSOCIATES



Partner

Mr. Sanjay Kalidas Natu

Partner

(Promoter)

(Deponent)

Verification

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

Verified by me at Pune on this 08th day of September, 2022



M/s. Natu Kunjir Associates

For NATU KUNJIR ASSOCIATES



Partner

Mr. Sanjay Kalidas Natu

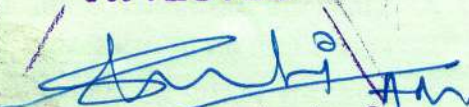
Partner

(Promoter)

(Deponent)



ATTESTED


Shuruti Subhash Sankpal
ADVOCATE & NOTARY
GOVERNMENT OF INDIA

08 SEP 2022

Noted & Registered
at Serial No. 1237/2022
Date. 08 SEP 2022