



महाराष्ट्र MAHARASHTRA

© 2021 ©

ZV 026936

अनु.क्र. १०३८ दि. २६ APR 2022 मु.शु.रकम. 100
दस्तावा प्रकार २२१ प्रतिज्ञा
दस्त नोंदणी करणार आहेत का ? होय/नाही.
मिळकतीचे वर्णन
मुद्रांक विकत घेणाऱ्याचे नांव अनिल गोपाळ गांधी
पत्ता शुक्रवार पेठ
दुसऱ्या पक्षकाराचे नांव
हस्ते व्यक्तीचे नांव व पत्ता राजेश चौधरी/कामभर



मुद्रांक विकत घेणाऱ्याची सही

संजय शं. नलगे
परवाना क्र. २२०१११०
१३२, गुरुवार पेठ, पुणे-४२

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासुन ६ महिन्यात वापरणे बंधनकारक आहे.



FORM-B

[see rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Anil Gopal Gandhi Partner of M/s. Venkatesh Associates Land Owner / promoter of the proposed project / duly authorized by the Land Owner / promoter of the proposed project vide its/his/their authorization dated:- 21/03/2022:

I, **Anil Gopal Gandhi**, Son of **Gopal Gandhi** aged 60, R/o Varad Villa Apt., 1289, Shukrawar Peth, Subhash Nagar, Pune:-411002, Partner of M/s. Venkatesh Associates Land Owner/ promoter of the proposed project / duly authorized by the Land Owner / promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I Land Owner/ promoter have / has a legal title to the land on which the development of the project is proposed

Or

the land is owned by M/s. Venkatesh Associates who 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 or phase thereof, as the case may be, is enclosed with application.

2. That the said land is free from all encumbrances.

3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is **May 2024**.

4. 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 Land Owner / 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



Noted & Registered at	
Serial No.	2/1234/07
Date	28 APR 2023

[Handwritten signature]

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 Land Owner /promoter shall take all the pending approvals on time, from the competent authorities.
9. That I Land Owner /promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That I Land Owner /promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Deponent

Verification

I, **Anil Gopal Gandhi**, aged 60, R/o Varad Villa Apt., 1289, Shukrawar Peth, Subhash Nagar, Pune:-411002, Partner of M/s. Venkatesh Associates Land Owner / promoter do hereby verify that the contents in para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at 25th on this April day of 2022.

26 APR 2022



Deponent

BEFORE ME

SUBHASH S. KUBADE
NOTARY GOVT. OF INDIA

Noted & Registered at

Serial No.

S/1234/2022

Date

26 APR 2022

