



महाराष्ट्र MAHARASHTRA

2021

ZV 482901

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

मु.क्र. ७६८२ दि. ३०/०३/२०२२ मु.शु.रकम. १००

स्ताचा प्रकार हातीनापत्र

दस्त नोंदणी करणार आहेत का? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव श्री. कर्तू हिरानालुजी उणेचा

पत्ता वरद अ.पा. अदाशिव पठ पुणे-३०

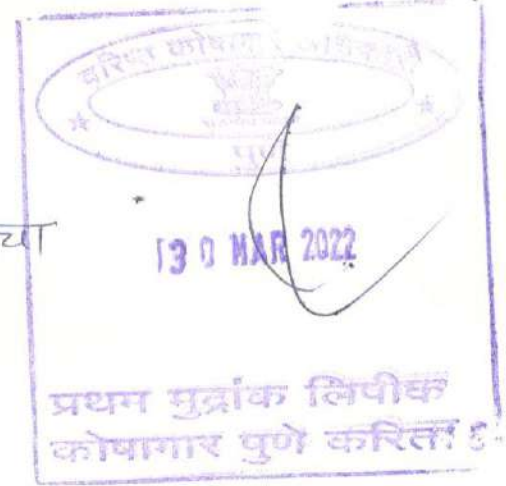
दुसऱ्या पक्षकासचे नांव

हस्ते ध्यक्तीचे नांव व पत्ता सुहास खोले आवर २०५ पुणे

सौ. लीना श्रीधर कळमकर

पत्रवार्ता क्र. २२०१०१८ १०६, नारायण पेठ, पुणे-४१

मुद्रांक विकत घेणाऱ्याची सही



FROM 'B'

[See rule 3(6)]

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

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **Mr. Shrikant Hiralalji Unecha** Age **47 years**,
Occupation – Business Pan No – AAIPU0717A, having Office Address - **Varad Appartments, C.T.S. No. 213, Sadashiv Peth, Pune – 411027** promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **20th February 2022**. I **Mr. Shrikant Hiralalji Unecha** promoter of the proposed project duly authorized by the promoter of the proposed do hereby solemnly declare, undertake and state as under.

1. I **Mr. Shrikant Hiralalji Unecha** promoter have legal title to develop the land bearing **Plot No 32 and Plot No. 33, CTS No. 213, Sadashiv Peth, Lokmanyagar, Pune 411030** on which the development of the project named **"Swamipushpa"** is proposed is to be carried out and that a legally valid authentication of title of such land along with an authenticated copy of the agreement between such land owner and promoter for development of the real estate project will be uploaded on website of Maharashtra RERA.

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

4. That the time period within which the project shall be completed by me/promoters is **30th September 2025**.

4. That seventy percent of the amounts realised by me for 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 accordance with rule 5 by us.
6. That I / promoter shall get the accounts audited within **Six month** 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 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 I / Promoter shall take all the pending approvals on time, from the competent authorities.
8. I say that I / promoter shall inform the authority regarding all changes that have occurred in the information furnished under sub section (s) of section 4 of the act and under rule 3 of these rules within seven days of said changes occurring.
9. That I / the 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 and grounds.



Shri Kurhade

Mr. Shrikant Hiralalji Unecha

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 13th day of April 2022



Shrikant

Mr. Shrikant Hiralalji Unecha

Deponent



BEFORE ME

Shashikant B. Kurhade
Shashikant B. Kurhade
Notary Govt. of India

Noted and Registered

at Sr. No. B-1133/2022

Date:- 13 APR 2022

