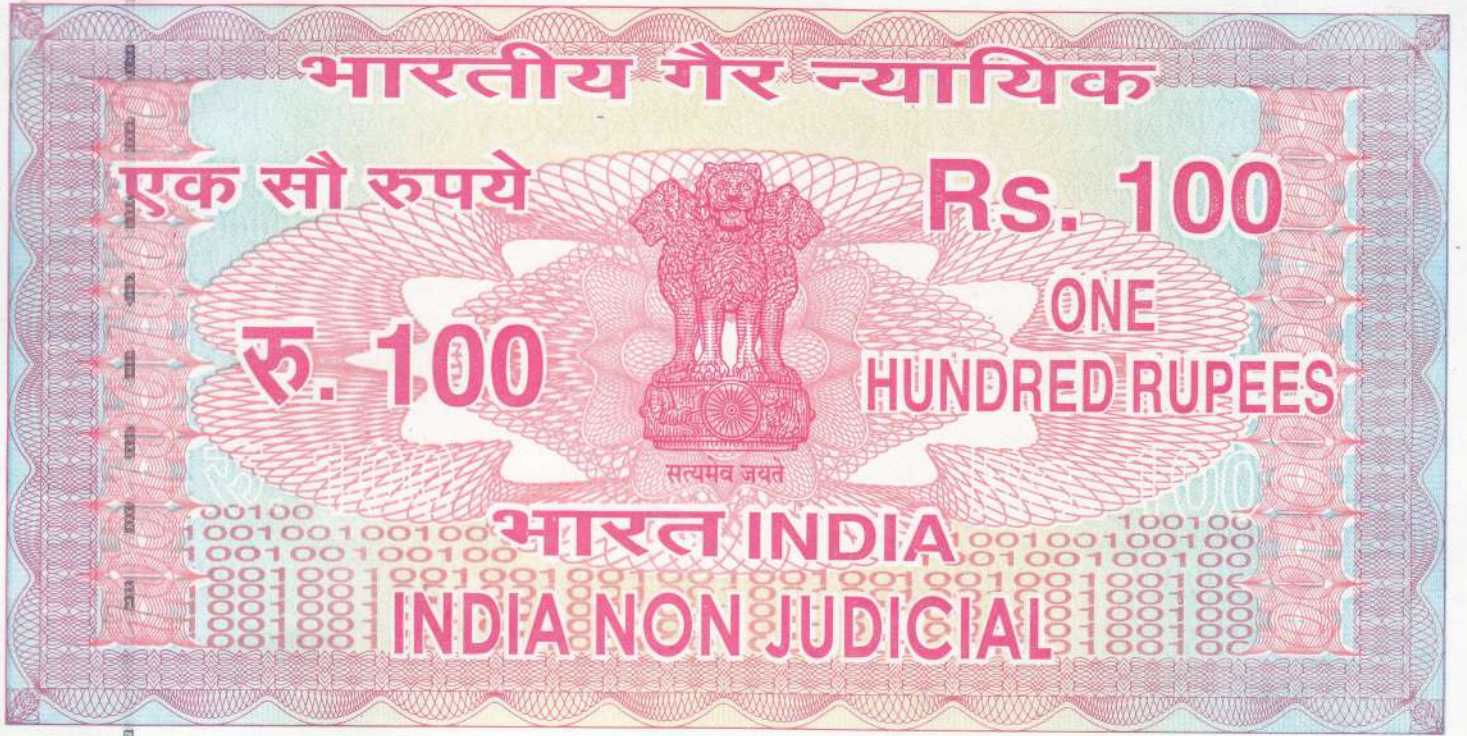


3417



महाराष्ट्र MAHARASHTRA

2022

21AA 063617

अनु.क्र. 39019 06 SEP 2022

मु.शुल्ककम- 100/- Affidavit

दस्तावा प्रकार-

दस्त नोंदणी करणार आहेत का? होय/नाही.-

मिळकतीचे वर्णन-

मुद्रांक विकत घेणाऱ्याचे नांव- Satish Vishnu Marathe

पत्ता- Chhagare Res. 1A SA 30 Income Tax Lane Pune 4

दुसऱ्या पक्षकाराचे नांव-

हस्ते व्यक्तीचे नांव व पत्ता- Sunil Kadam
Sinhgad Rd Pune

नितीन एन. गांधी (परवाना नं. 2209048)

प्लॉट नं. 29, केदार एम्पायर,

कर्जरोड, पुणे-36 फोन-24663868 हस्ते/मुद्रांक विकत घेणाऱ्याची वटी



29 AUG 2022

Affidavit cum Declaration For RERA
RegistrationFor VISHNU CONSTRUCTION
S. Marathe
PROPRIETOR

FORM - 'B'
[See rule 3(4)]



**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. Satish Vishnu Marathe. The promoter of the Proposed project / duly authorized by the promoter of the proposed project, vide it's/his/their authorization dated 25 February 2022.

I, Satish Vishnu Marathe, Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

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

AND

a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.

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

3. That the time period within which the project shall be completed by me is 3 Years.

4. That, seventy percent of the amounts realized by me/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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 / 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 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, I / promoter shall take all the pending approvals on time from the competent authorities.

For **VISHNU CONSTRUCTION**

PROPRIETOR



9. That, I / 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 any grounds.

11. The proposed date of completion of the project Torana is 31-12-2025

For VISHNU CONSTRUCTION

Sunil B. Randhe
Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this day of.....

For VISHNU CONSTRUCTION

Sunil B. Randhe
PROPRIETOR
Deponent



12 SEP 2022

NOTED AND REGISTERED AT
SERIAL NUMBER 3417



Sunil B. Randhe
Advocate & Notary
(Govt. Of India)

Regn.No.4867
Pune District
38/2, Vishwesh Co-op. Society,
Gujrat Colony, Kothrud, Pune-38
Mob.No.: 9822635283