



महाराष्ट्र MAHARASHTRA

2017

SG 156916

असा कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्यांचे नाव नोंदवून घ्यावे. (असाही मुद्रांक खरेदी केला नाही असेही नोंदवून घ्यावे.)

क्र. 2022300101700 मुद्रांक 900/-

मुद्रांक विकत घेतल्याचे नाव श्री. स. वि. शिंदे

पत्ता दे. ह. डे. पुणे

हस्ताक्षर श्री. स. वि. शिंदे कानवीर

श्री. स. वि. शिंदे
पत्ता क्र. 2201142
वि. ह. डे. पुणे

मुद्रांक विकत घेतल्याची राशी

आवेदन क्र. 4417/2017/मुद्रांक/पुणे जिल्हा न्यायालय

मुद्रांक विकत घेतल्याची राशी. (आवेदन क्र. 4417/2017/मुद्रांक/पुणे जिल्हा न्यायालय)

17 JUL 2017

प्रथम मुद्रांक विकत घेतल्याची राशी

NOTARY
Vijaykumar
D. Borane
Area Pune District
Regd. No. 4417
Ex. Dt. 05/04/17
GOVERNMENT OF INDIA

FORM 'B'
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sagar Omprakash Agarwal is Partner of "M/s Om Tirupati Developers" having office at - Sai Jyoti Apartments, Sector No. 26, Plot no. C 4/7, shop No. 5 & 6, Near Akurdi Police Station, Pradhikaran, Pune - 411044. Promoter of the proposed project "MAGIA AVENUE" Survey No. 13/Hissa No. 1A/4, Sai Nagar, Behind Sahara Stadium, Mamurdi, Pune - 412101. Do hereby solemnly declare & undertake and state as under:



1. That the Promoter has a legal title Report to the land on which the development of the project is proposed
- 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 is enclosed herewith.
2. That the project land is free from all encumbrances
 3. That the project shall be completed within the stipulated time from the date of registration.
 4. That seventy per cent of the amounts to be realised hereinafter 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5
 6. That I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
 7. That I /the promoter shall take all the pending approvals on time, from the competent authorities.
 8. That I/ 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 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/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Sagar

M/s. Om Tirupati Developers
Through it's Partner
Mr. Sagar Omprakash Agarwal
Deponent

BEFORE ME

Vijay Kumar
VIJAYKUMAR C. SURESH
NOTARY GOVT OF INDIA
Pune District

Notary and Registered at
St. No. 2131-12
Date: 21/7/2017



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at on this 21st day of July 2017.

Sagar

M/s. Om Tirupati Developers
Through it's Partner
Mr. Sagar Omprakash Agarwal
Deponent



BEFORE ME

Vijaykumar D. Borana
VIJAYKUMAR D. BORANA
NOTARY GOVT. OF INDIA
Pune District

Noted and Registered at
St. No. 2031-12
Date: 21.7.2017