



महाराष्ट्र MAHARASHTRA

2022

07AA 320879

अनु.क्र. १८९०२ दि. ०६/०५/२२ मु.शु.क्र. १००८
मुद्रांक दिकत देणाऱ्याचे नांव श्री. प्रमोद कर्नाडे
पत्ता निवासी पुणे
हस्ताक्षर नांव नवनाथ कुटे

मुद्रांक दिकत देणाऱ्याची पत्ता श्री. प्रमोद कर्नाडे, पुणे-३५
वार्डांक देणाऱ्याचे नांव श्री. प्रमोद कर्नाडे, पुणे-३५
मुद्रांक देणाऱ्याची ओळख (कारण दि. १५/०५/२००४ नुसार)
ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी

वरिष्ठ कायदागार अधिकारी
पुणे
27 MAY 2022
प्रथम मुद्रांक लिपीक
कायदागार पुणे करिता



Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Parag Pramod Kulkarni** duly authorized by the promoters of the proposed project, vide their authorization dated 31/05/2022;

I, Mr. Parag Pramod Kulkarni, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **M/s. Saikrushna Developers** have 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 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 promoter is 31st December 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That M/s. Saikrushna Developers, promoter shall take all the pending approvals on time, from the competent authorities.
9. That M/s. Saikrushna Developers, promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



10. That M/s. Saikrushna Developers, 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.

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 Pune on this 07th June day of 2022

For SAIKRUSHNA DEVELOPERS

Deponent

Partner

Partner

Mr. Parag Pramod Kulkarni

FOR M/s. Saikrusha Developers



Noted and Registered
at Serial Number 3128/2022 .

BEFORE ME

VILAS ANANTA KUTE
NOTARY
UNION OF INDIA
Vitthalwadi Akurdi, Pune-35.