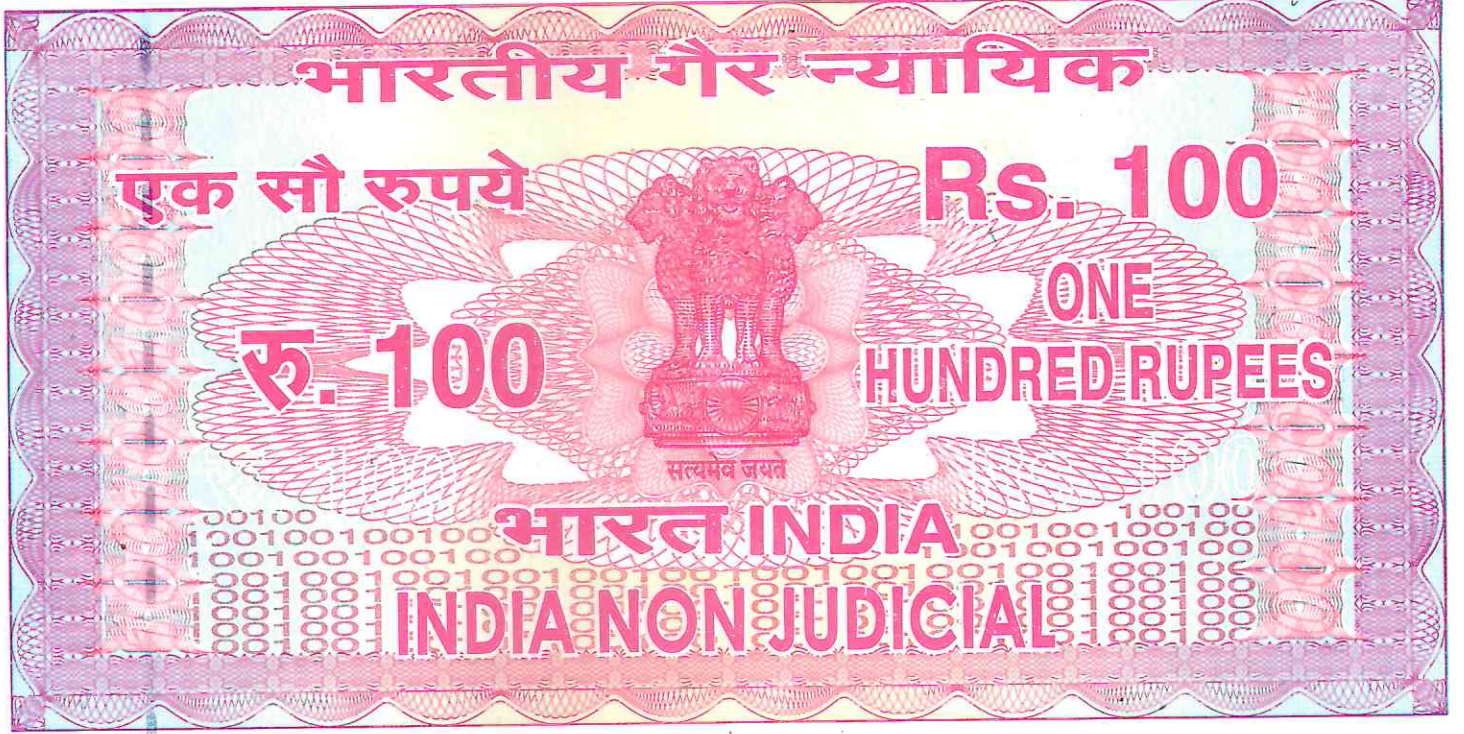


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दस्तावा प्रकार.....प्रतिज्ञापत्र

दस्त नोंदणी करणार आहेत का ? हो/नाही.

मिळकतीचे वर्णन.....

पुढांक विकत घेण्याच्या नांव व पत्ता राहुल शंभेर २६६

.....शुक्रवा २५/०४, पुणे

दस्तावा पक्षकाराचे नांव.....

हस्ते व्यक्तीचे नांव व पत्ता आदित्य मेहता / बिबुवेवणे

पुढांक विकत घेण्याची सही
या कारणासाठी ज्यांनी पुढांक खरेदी केला, त्यांनी त्याच कारणासाठी पुढांक
खरेदी करण्यास तयार व सहमत राहिले असे नोंदविले आहे.

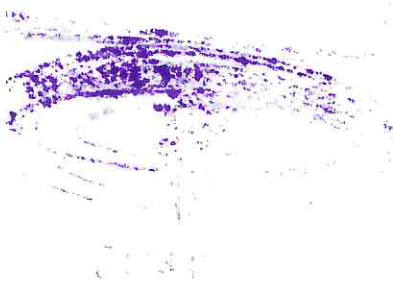
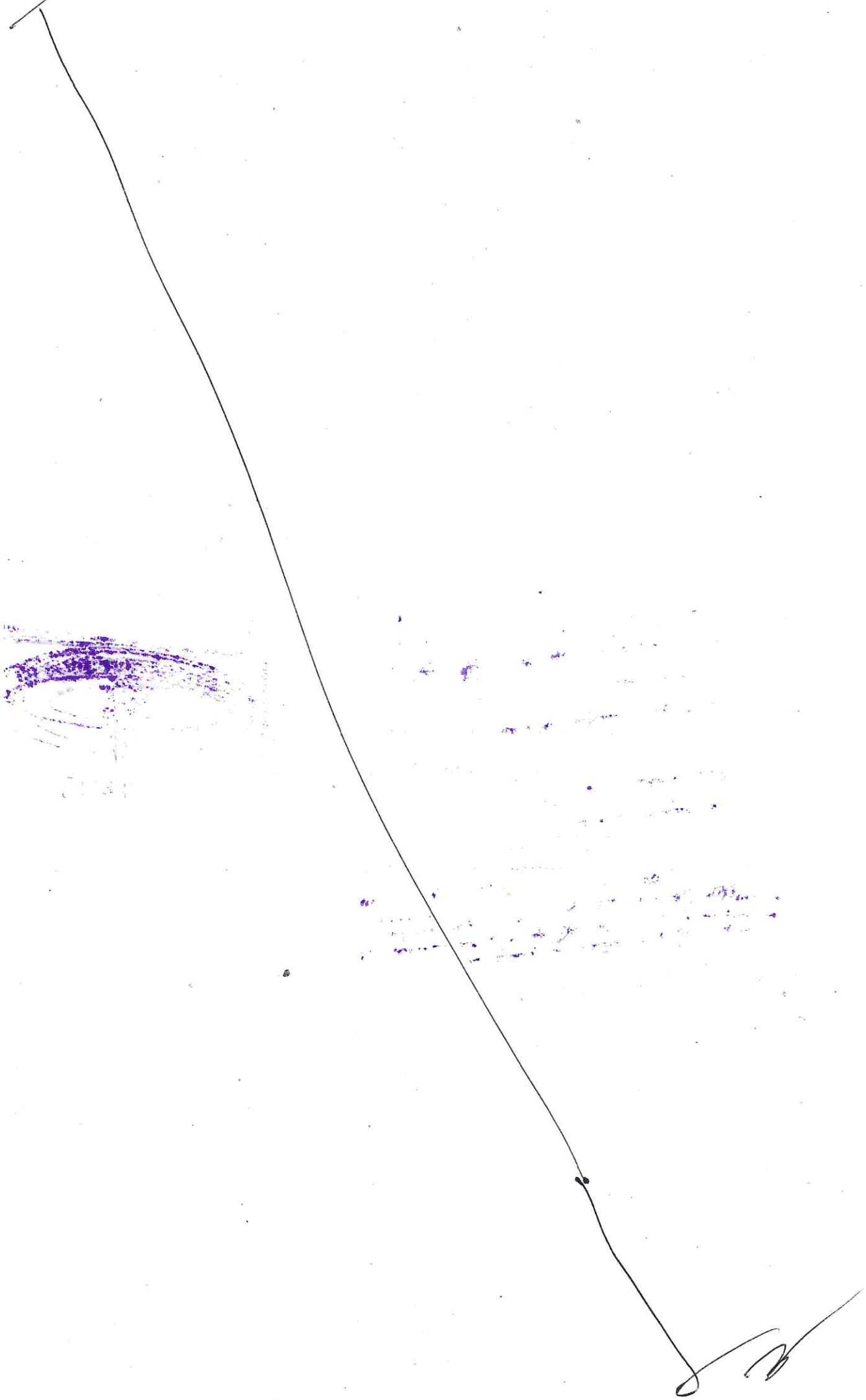


FORM B

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s BHAKTAMAR REALTIES LLP
Promoter of the proposed project;





I, **MR. RAHUL RAMESH SHAH**, Age- Adult, Occupation: Business, being the Authorized Signatory and Partner of the Promoter Organization of the proposed project namely 'Chandrakamal' i.e., M/s Bhaktamar Realities LLP, do hereby solemnly declare, undertake and state as under:

1. That I, **MR. RAHUL RAMESH SHAH**, Authorized Signatory and Partner of the Promoter Organization of the project namely, 'Chandrakamal', state that the said Promoter has the legal title report to the land on which the development of proposed project is to be carried out.

AND

a legally valid authentication of title of such land along with an authenticated copy of the Development Agreement through which the said land has been provided to the Promoter Organization i.e., M/s Bhaktamar Realities LLP (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 namely 'Chandrakamal' shall be completed by the Promoter on or before **01/02/2025**.
4. That seventy per cent of the amounts realized by the 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 That the Amounts from the separate account shall be withdrawn in accordance with Rule 5.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. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



7. That Promoter shall take all the pending approvals on time from the competent authorities.
8. That 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 Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.



Rahul R Shah
Deponent.

**For M/s BHAKTAMAR REALTIES LLP
MR. RAHUL RAMESH SHAH**

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 25th Day of April, 2023.



Rahul R Shah
Deponent.

**For M/s BHAKTAMAR REALTIES LLP
MR. RAHUL RAMESH SHAH**

BEFORE ME

A. V. Horane
**A. V. HORANE
NOTARY GOVT. OF INDIA
PUNE**

REGISTERED & NOTED
S. No. 170/2023

25 APR 2023



BEFORE