



महाराष्ट्र MAHARASHTRA

02/2022

12AA 926033

12 AUG

कवत प्रतिज्ञापत्रासाठी 12/10/20
अनु.क्र. १००८ दि. १२/८/२२ मु. शु. क्रम. १००/१
मुद्रांक विकत घेणाऱ्याचे नाव मैमम डेव्हलपर्स
पत्ता शुक्रवार पेठ
हस्तेचे नाव वागन मोडो धनकावडी

R.S. Lunde

सुधीर भाऊ र. भुजावर

परगला क्र. २२०११२०

१३३, शुक्रवार पेठ, पुणे-४२

मुद्रांक विकत घेणाऱ्याची सही

शासकिय दफ्तरील मुद्रांक / न्यायालयीन प्रमाणित तादर करण्यासाठी

मुद्रांक कागदाची आवश्यकता आहे (शासन आदेश दि. १/७/२००१ नुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक

पत्रेही केल्यापासून ६ महिन्यांत बांधणे बंधनकारक आहे



FORM 'B'

[See rule 3(4)]



03 AUG 2022

प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

12/10/2022 12/10/2022
हस्ते बसलेचे नाव - आधार/पॅन/D.Lic.No. #

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. NITIN MADHUKAR RATHI Through MAGNUM DEVELOPERS (A Partnership Firm) Promoter/Partner of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 17/10/2020;

I, Mr. NITIN MADHUKAR RATHI Through MAGNUM DEVELOPERS (A Partnership Firm), 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

OR

MAGNUM DEVELOPERS have/has 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.

OR

That, details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/Promoter is **31st December 2024**.

4. That, seventy per cent 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.

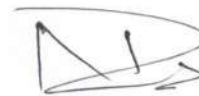
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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.

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.

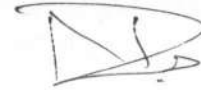


Deponent



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 06th day of September 2021.



Deponent



BEFORE ME
[Handwritten Signature]
S. M. NIRPHARAKE
NOTARY STATE OF MAHARASHTRA
PUNE

Noted and Registered
at Sr. No. 330/22

Date 12 AUG 2022

