

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

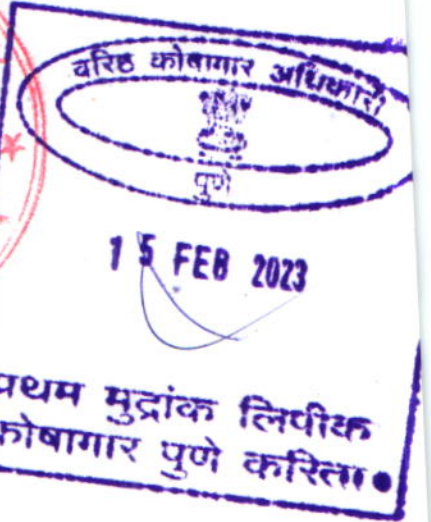
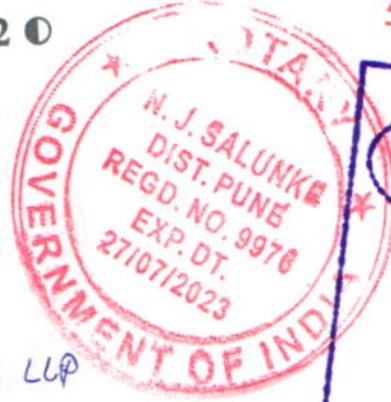
भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2022

37AA 365903

महाराष्ट्र राज्य सरकारच्या कार्यालयात
मुद्रांक लावण्यात येणारे व महाराष्ट्र सरकारचे अधिकारी
अत्र = येरूर दि. 23/2/2023 मध्ये 100/-
रुपये
दस्त = पुणे
दस्त लावण्यात येणारा अधिकारी कोणता? होय/नाही.
मिळकतीचे नाव
मुद्रांक विभागाच्या नावावर सेराटेक वेस्ट विंड्स स्पेस एलएलपी
पत्ता अ. 165 मन्न
मुद्रांक लावण्यात येणाऱ्या नावावर से. 1
इन्ते व्यक्तीचे नाव व पत्ता अ. 165 मन्न



पुणे
सौ. मंगल अरुण नवसे
संम्य खंड
परवाना क्र. 2201101
मार्च 22 बंदर माली कार्यालय

FORM 'B'
[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDA VIT, WHICH SHALL BE SIGNED BY THE PROMETER
OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Anand Dayanand Agarwal, Mr. Yogesh Raj Dougall, Mr. Ravindra Krushna
Phate Promoters of the proposed project- Ceratec West Winds though Ceratec Life Spaces LLP, Located
at Sr No-165 Hissa No-1 & 2 Mann, Pune -411057 vide authorization dated 06.03.2023;

We Ceratec Lifespaces LLP -Mr.Anand Dayanand Agarwal, Mr Yogesh Raj Dougall , Mr Ravindra Krushna . Phate promoter of the proposed project " Ceratec West Winds"located at- Sr no-165 Hissa No-1 & 2 Mann ,Pune -411057 do hereby solemnly declare, undertake and state as under:

1. That We Ceratec Lifespaces LLP have 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.

OR

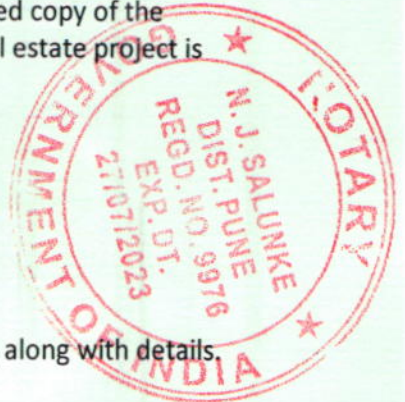
That details of encumbrances NA including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project 31.08.2028.
4. (a) For new project:
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.

(b) For ongoing project on the date of commencement of the Act
(i) That seventy percent of the amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from 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.

OR

- (ii) That entire of the amounts to be realized 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, since the estimated receivable of the project is less than the estimated cost of Completion of the project.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
 6. That we Ceratec Lifespaces LLP 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 Ceratec Lifespaces LLP shall take all the pending approvals on time, from the competent authorities.



8. That Ceratec Lifespaces LLP shall infer 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 Ceratec Lifespaces LLP 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.

Verification

We Ceratec Lifespaces LLP, 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 06.03.2023 day.



[Signature]

Mr. Anand Dayanand Agarwal



[Signature]

Mr. Yogesh Raj Dougall



[Signature]

Mr. Ravindra krushna Phate

Site Add- Sr no-165 Hissa No-1 &2, Maan, Pune -411057

NOTED & REGISTERED
AT SERIAL NO. 668/2023
DATE 6/3/2023



BEFORE ME

[Signature]
ADV. NANDA J. SALUNKE
NOTARY GOVT. OF INDIA
B-11, Manik Moti Complex,
More Baug, Katraj, Pune 40
Ver. 8888887279

