



महाराष्ट्र MAHARASHTRA

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50AA 759941

अनु. क्र. ५०७० दि. १६/५/२३ मु.मु.रकम १००/-
दस्तावा प्रकार म.पत्र
हेतु नॉटली अकार आहेत का ? होय / नाही
सिक्क्यातीचे दर्शन
मुद्रांक विवरण घेणाऱ्याचे नांव श्रीमंत हनुमंत पवार
वसा तालुका पुणे
दस्तावा परमकाराचे नांव
मुळे जातीचे नांव व वसा विराम नंदे
मुद्रांक विवरण घेणाऱ्याची लही

जी. अंजली दिपक विवेकर
महाराष्ट्र क्र. २२०११६४
पुणे, महाराष्ट्र, पुणे.





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 **Grand Realty** Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/ his/ their authorization dated 03.03.2023.

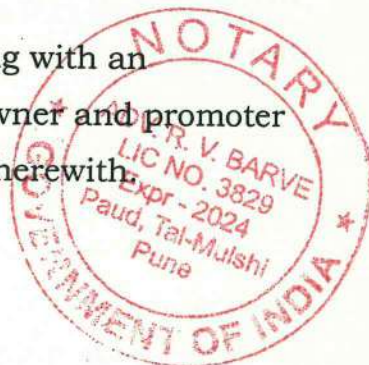
We, **Mr. Shrikant Hanumant Pawar, Mr. Avinash Pralhad Dighe, Mrs. Sarika Manoj Sanas, Mr. Kaustubh Yuvraj Ahirrao, Mr. Akash Bhimarao Deokar, Mr. Sachin Dilip Lad, Mr. Tejas Dilip Sonigara, Mr. Kailas Ankush Pawar, Mr. Vijay Bhagwant Gaikwad, Mr. Atharva Santosh Pawar, Mr. Nikhil Khandu Pawar, Mr. Pandurang Jaywant Gaikwad** promoter of the proposed project '**Grand Exotica**' at **Sr no.139P, Jeevan Nagar, Tathawade, Pune-411033**

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 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 within which the project shall be completed by me/promoter/co-promoter from the date of registration of project '**Grand Exotica**' - **31/12/2026**

4. (a) For new project:s

That seventy per cent of the amounts realized by me/promoter/co-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.

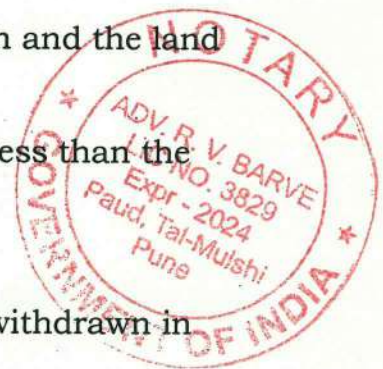
(b) For ongoing project on the date of commencement of the Act

(i) That seventy percent of the amounts to be realized hereinafter by me/promoter/co-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/co-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.



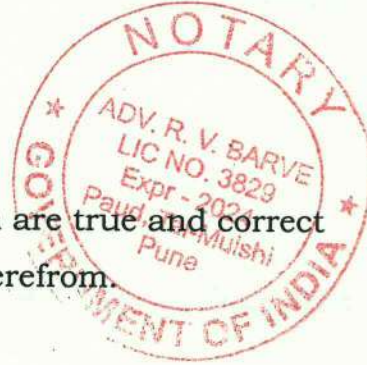
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That I/the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized 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 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 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.

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 on **13.05.2023**.



A handwritten signature in blue ink, appearing to be "Shrikant".

Mr. Shrikant Hanumant Pawar

A handwritten signature in blue ink, appearing to be "Avinash".

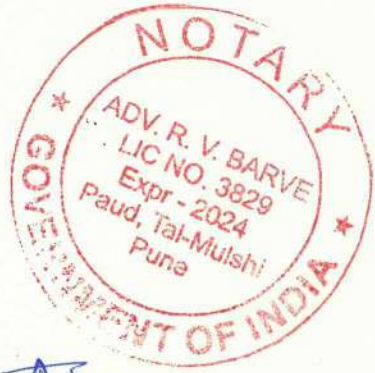
Mr. Avinash Pralhad Dighe

A handwritten signature in blue ink, appearing to be "Sarika".

Mrs. Sarika Manoj Sanas

A handwritten signature in blue ink, appearing to be "Kaustubh".

Mr. Kaustubh Yuvraj Ahirrao



AS

Mr. Akash Bhimarao Deokar

Sachin

Mr. Sachin Dilip Lad

Tejas Dilip Sonigara

Mr. Tejas Dilip Sonigara

Kailas

Mr. Kailas Ankush Pawar

Vijay

Mr. Vijay Bhagwant Gaikwad

Atharva

Mr. Atharava Santosh Pawar

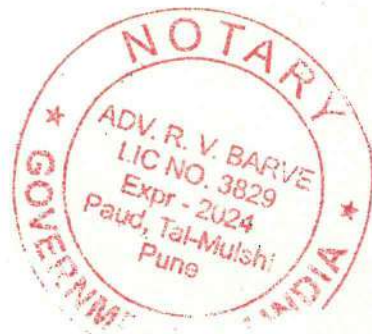
Nikhil Pawar

Mr. Nikhil Khandu Pawar

Pandurang

Mr. Pandurang Jaywant Gaikwad
Deponent

(Name of Promoters)



Adv. R. V. Barve
BEFORE ME

Adv. R. V. BARVE
MALLB
Advocate & Notary