

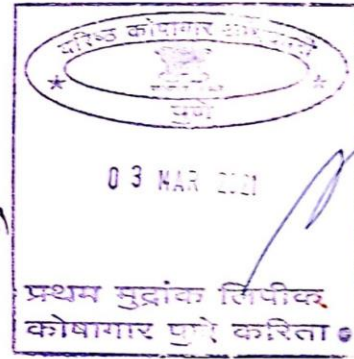


महाराष्ट्र MAHARASHTRA

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YD 964926

17942 10 MAR 2021
मु. रा. रजम
Affidavit
प्रकार
स्त नोंदणी करणार आहेत का ? होय/नाही.
वेळीचे वर्णन
विकत घेणाऱ्याचे नाव Mikram A. Jain
ता Madholi Society, Borivali East - Mumbai
उपाय नशकाराचे नाव
हस्ते व्यक्तीचे नाव व पत्ता Adv. Lalit Mokate



R.S.H.
विकत घेणाऱ्याची सही

S. S. H.
सा. साधना एस. जाधव
ला. नं. 2209084
तानाजी चौक कोयलड, पणे-१२

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



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. Vikram Ashokkumar Jain, Age : Adult, Occupation : Business, being Director / Authorized Signatory of M/s. AVIKA BUILTCON PVT LTD, a private limited company formed, incorporated and registered under provisions of the Indian Companies Act, 1956, having its registered office at Flat no. 5, 2nd Floor, Madholi Society, Kasturba Cross Road No. 3, Near Ambaji Temple, Borivali (East), Mumbai -400066, promoter of the proposed project 'Avika Periwinkle', duly authorized by the promoter of the proposed project, vide its authorization dated 18/04/2020;



We M/s. AVIKA BUILTCON PVT LTD are promoter of the proposed project "Avika Periwinkle", being constructed on the identified part land along with sanctioned FSI Potential from the sanctioned layout of land admeasuring 435 Sq. Mtrs. out of total property admeasuring 01 Hectare 65 Aar identified as Survey no. 39 Hissa No. 4 situated at village Baner, Taluka Haveli, District Pune, situated within the limits of Pune Municipal Corporation, Pune and hereinafter referred as "the Said / Subject Project", do hereby solemnly declare, undertake and state as under:

1. That the promoter have / has a legal title to the land on which the development of the project is proposed and have a legal title to the land on which the development of the proposed project is to be carried out. 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. There is no any encumbrance or charge over the subject Project property or any part thereof, which is with Promoters.

3. That from registration of the Project with Competent Authority, we shall be completing the our Project on or before **December 2022**, subject to Force Majeure Conditions and provisions laid under THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 and the Rules framed thereunder.

4. for ongoing project on the date of commencement of the Act:

(i) That seventy per cent of the amounts to be realized hereinafter by the promoter for the real estate project from the allottees, from time to time, shall be deposited in separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(ii) That entire of the amount to be realized hereinafter by the promoter for the real estate project from the allottees, from time to time, shall be deposited in separate account to be maintained in a schedule 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 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 the promoter shall take all the pending approvals on time, from the competent authorities.

8. That the 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 the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

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 10th day of March, 2021

Deponent



NOTED & REGD. AT
Sr. No. 11/1219
2021

10 MAR 2021

BEFORE ME
PRAKASH M. DAMBRE
NOTARY, GOVT. OF INDIA
PUNE