

भारतीय नैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

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WG 039832

16 JAN 2020

अनु. क्र. 9470646 दि. 16/01/2020 मु. शु. रकम 900/-

दस्तावा प्रकार प्रतिपाद्य

दस्त नोंदणी करणार आहेत को? होय/नाही

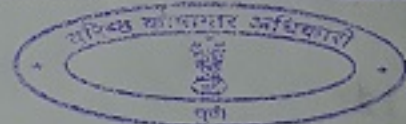
मिलकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता समुच्चि रिमिटीज

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता पिंपरी कुं

हस्त व्यक्तीचे नांव व पत्ता वेदा काशीधर

हस्त व्यक्तीचे नांव व पत्ता सदाय हांगर/डोल्फि पे



13 JAN 2020

प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

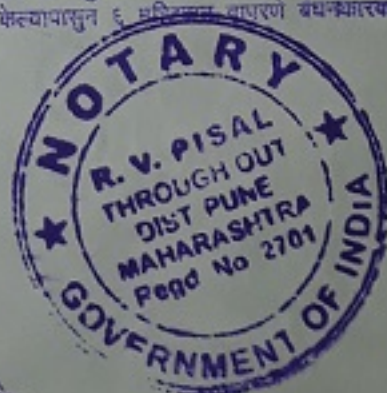
मुद्रांक विकत घेणाऱ्याची सही

सुभाष बी. नाईक

परवाना क्र. 2209906

944, गुरुद्वार पेठ, पुणे-411

जवा कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून 6 महिन्यांत बांधणे बंधनकारक आहे



FORM 'B'

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. Ganesh Bugaji Kalyankar, Mr. Raghunath Janardan Gouda, Mr Prashant Ratilal Choudhari & Mr. Lahu Raghuj Jagade promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 24/01/2020

I Ganesh Bugaji Kalyankar, Mr. Raghunath Janardan Gouda, Mr Prashant Ratilal Choudhari & Mr. Lahu Raghuj Jagade 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 report to the land on which the development of the project is proposed

Or

_____ have/has a legal title report 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 project land is free form all encumbrances.

OR

That details of encumbrances _____ including dues and litigation, details of any right, 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; 31/12/2021

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

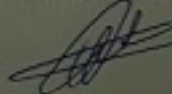
i) That seventy per cent of the amount to be realized hereinafter by me. Promoter for the real estate project from the allottees, from time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the cost and shall be used only for that purpose.

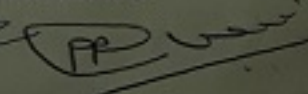
OR

ii) That entire of the amounts to be realized hereinafter by me/ promoter for the real estate project from the allottees, from time, 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 amount 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 account, 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 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 I/ the promoter have/ has furnished such other documents as have been prescribed by the rules and regulation 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.



Ganesh Bugaji Kalyankar



Mr. Raghunath Janardan Gouda



Mr. Prashant Ratilal Choudhari



Mr. Lahu Raghujji Jagade



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 _____ days of _____

24 JAN 2020



BEFORE ME

R. V. PISAL
NOTARY GOVT. OF INDIA

Noted and Registered

at Sr. No. 639/20

Date: _____

24 JAN 2020