



महाराष्ट्र MAHARASHTRA

2023

CB 693557

ज्या कारणसाठी ज्यानी मुद्रांक खरेदी केली त्यानी त्याच कारणासाठी मुद्रांक

खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

मुद्रांक विक्री नोंद वही अनु. क्रमांक : 18686 दि. 25-09-23

दस्ताचा प्रकार

Power of Attorney

दस्त नोंदणी करणार आहे का ?

होय/नाही

मिळकतीचे वर्णन

मुद्रांक विकत घेण. व्यक्ती नांव

Mahabunge Township Developers

पत्ता

Godrej Mahabunge

दुसऱ्या पक्षासाठी आहे

मुद्रांक शुल्क रक्कम

500/-

हस्ते असल्यास त्यांचे नाव व पत्ता व सही : चिद. वि. २०२३

Chid. Vi. 2023

सौ. पद्माली प. भुमकर

७३, महेशनगर, विपरी, पुणे-४११०१८

(ला. नं. 2201061)

वा. ३००४०८६५८१०



प्रथम मुद्रांक लिपीक कोषागार पुणे करिता





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. Amol Patil, duly authorized by **Mahalunge Township Developers LLP** (hereinafter referred to as "**Promoter**") of the proposed project, vide its authorization dated **05 September 2023**;

I, Mr. Amol Patil, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The Promoter has a legal title report of the project land defined therein on which the development of the proposed project is being carried out. A legally valid authentication of title of such land along with an authenticated copy of the Deed of Conveyance related to the project land in favour of the Promoter has been attached as **Annexure 1**.
2. The project land is free from encumbrances as certified by DSK Legal Advocates and Solicitors vide Legal Diligence Report dated 21 Sept. 2023, save and except to the extent of mortgage created in favour of ICICI Bank Ltd. and the litigations and observations mentioned in the same report.
3. That the time period within which the Project shall be completed by Promoter from the date of registration of project is 31 March, 2029.
4. That seventy per cent of the amounts to be realized hereinafter by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("**the Rules**").
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 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 Real Estate (Regulation and Development) Act, 2016 ("**the Act**") and under rule 3 of the Rules, within seven days of the said changes occurring.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Promoter shall not discriminate against any allottees 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 25th day of September 2023



Deponent



BEFORE ME


MAHENDRA RANCHANDRA KUMKAR
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
DIST. PUNE (MAHARASHTRA)
REGD. NO. 20065
EXP. DT. 3/3/2025

NOTED AND REGISTERED
AT SR. NO. 648/2023
DATE 25 SEP 2023

