



महाराष्ट्र MAHARASHTRA

NOV 2019 2019

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मनु.क्र. ११८९४६ नं. ८

दस्तावा प्रकार प्रतिकेरी

दस्त नोंदणी करणार आहेत का ? - होय / नाही.

पिकाकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता श्री. वि. वि. नं.

..... ११३७ रुद्राशिव पेठ पुणे

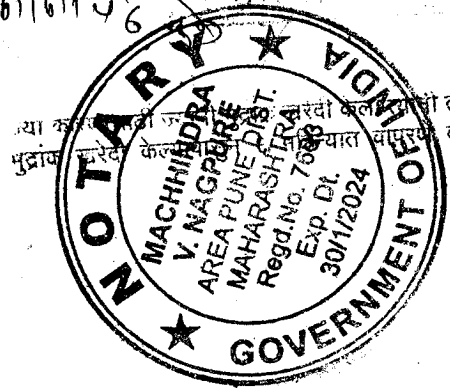
दुसऱ्या पक्षाकाराचे नांव श्री. वि. वि.

हस्ते व्यक्तीचे नांव व पत्ता श्री. वि. वि.

मुद्रांक विकत घेणाऱ्याची सही

राहुल एस. बाईराव
परवाना क्र. २३०९९२९
१४१, गुरुवार पेठ, पुणे - ४११

15 NOV 2019



FROM 'B'

(See rule 3[6])

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE CO-PROMOTER

Affidavit cum Declaration of Mr. Baliram Vithhalrao Gund

003



I Baliram Vithhalrao Gund (partner: Yash Buildcon) duly authorized by Yash Buildcon solemnly declare, undertake and state as under:

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 from all encumbrances.

OR

That details of encumbrances – 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,

4. (a) For new projects :

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 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 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.

OR

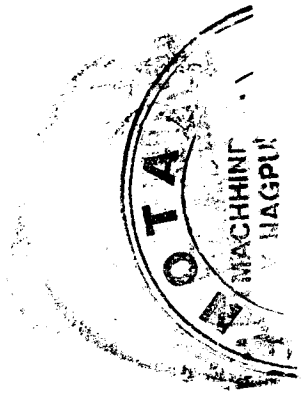
(ii) That entire of the amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that 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 / 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 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 rules 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 be 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.



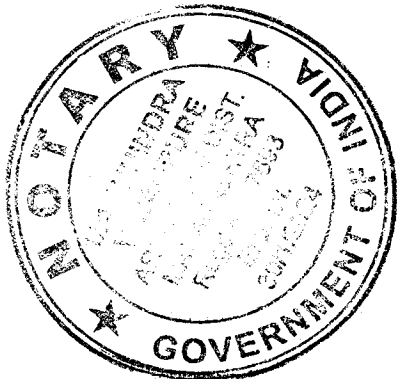

Deponent

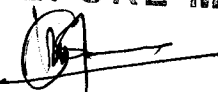
Verification

The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me on this day of


Deponent



BEFORE ME

MACHHINDRA V. NAGPURE
Notary Govt. of India, Pune

Noted and Registered
at Sr. No N-2411/2019
Date:- 19 NOV 2019

