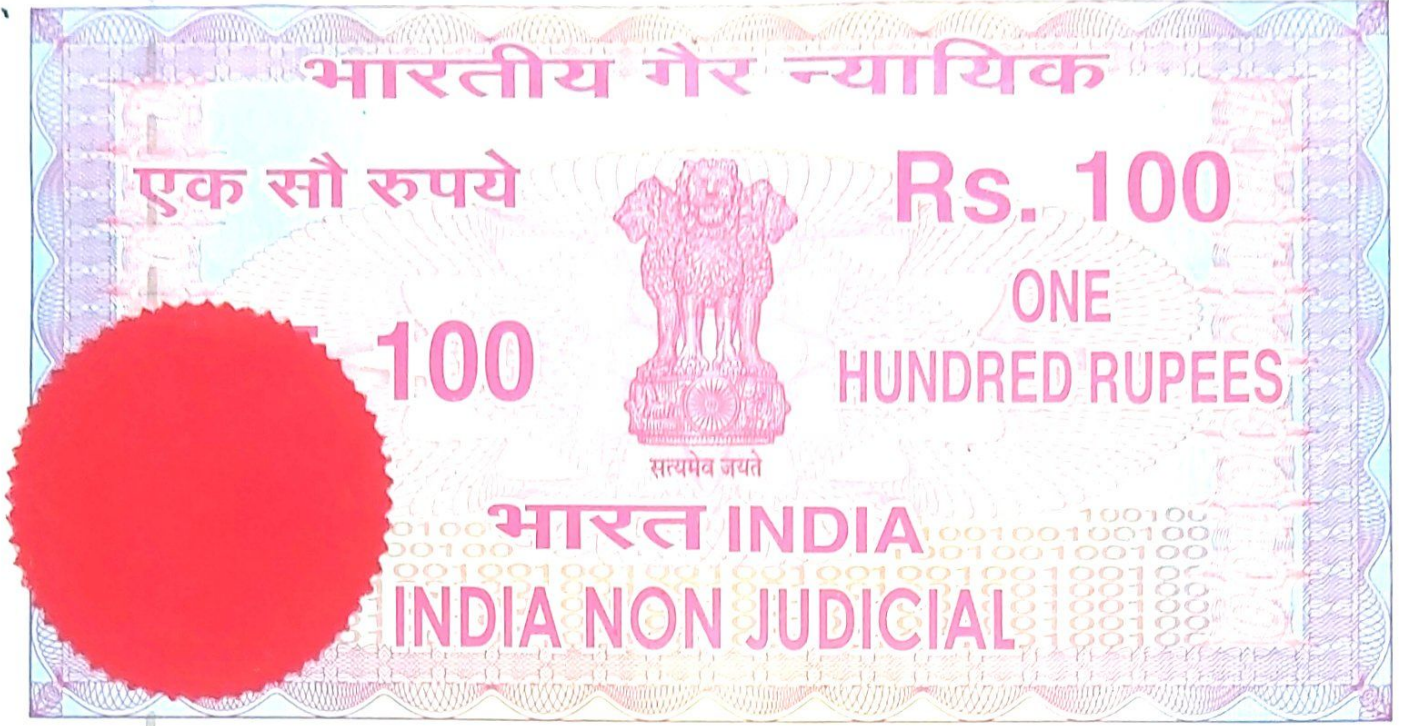




महाराष्ट्र MAHARASHTRA

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जोडपत्र-१ / Annexum - 1
फक्त प्रतिज्ञापत्रासाठी

WF 398829

पुस्तकाचा दिनांक 2 FEB 2021
उपकोषागाराचे नांव-पनवेल,
जि. रायगड.



उप कोषागार अधिकारी
पनवेल रायगड

Signature

गुद्रांक दिवशी नोंदवही अनुक्रमांक 43958

दिनांक 03/02/2024

गुद्रांक प्रिकत घेणाऱ्याचे नांव

आरकांन

सहकारक पक्षाचे नांव

पनवेल

हस्त अस्तव्यस्त ठरविणे योग्य, यथा व सही

प्रणय गुजाराव

संभावित तक्रार, अपवाद, विवाद, फसत

विचारणीय, यास प्रतिबंधित नाही

परदेशी याचिका, याचिका, याचिका

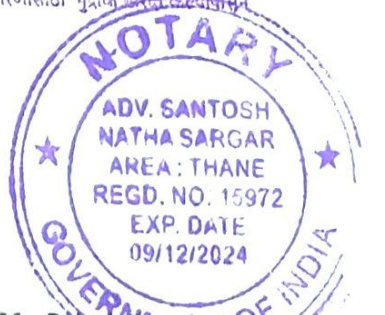
(श्री. सुजित विठ्ठल परदेशी)
संभावेड

या प्रमाणपत्रात नोंद घेतलेली संपत्ती याच कायद्यासाठी गुद्रांक प्रिकत घेण्यातून
महत्वात वारसा येवढ्यातून आहे.

FORM B

{ SEE RULE 3 (6) }

Affidavit Cum Declaration

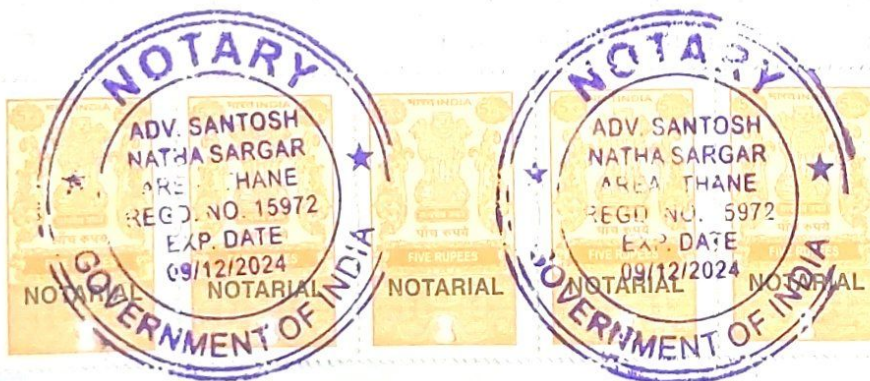


I. Affidavit cum Declaration Of Rahul Chandrakant Dedhia (H.U.F) in capacity of karta Mr. Rahul Chandrakant Dedhia
Partner in M/S. AARCON duly authorized by the partners 50% land owner of the purposed project do hereby solemnly
declare , undertake authorized by the state as under :

1. That I / promoter have / has a legal 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 tripartite agreement for
development of the real estate project is enclosed herewith

Readed



FORMS : THE 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

2. That the project land is free from all encumbrance

3. That the time period within which the project shall be completed by me / promoter from the date of registration of the project : 3 years

4. (a) For New Project :

That seventy per cent of the amount 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

1. 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 .

2. That entire of the amount 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 withdraw 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 my 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 (02) of section 4 of the act and under rule 3 of these rules , within seven days of the said charges 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 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 corrects and nothing material has been concealed by me therefrom

Pradeep

ATTESTED

Santosh
ADV. SANTOSH NATHA SARGAR
NOTARY
GOVERNMENT OF INDIA
REGD. NO. 15972
VASHI, NAVI MUMBAI,
DIST. THANE-400733

04 MAR 2021

04 MAR 2021