



महाराष्ट्र MAHARASHTRA

2023

91AA 812755

110724 दि. 28 FEB 2024 मु. नं. रजि. नं. 100/1
दस्तावेज प्रकार:- **विज्ञापन फक्त**
दस्त नोंदणी करणार आहेत का ? होय/नाही.
मिळकतीचे वर्णन
मुद्रांक विकत घेणाऱ्याचे नांव *mangaldas merkude*
पता *Baner*
दुसऱ्या पक्षकाराचे नांव *Rony*
हस्ते व्यक्तीचे नांव- *Kiranjali* पत्ता- *sangawadi*
संजय रंगनाथ धोडरी
बरवाना क्र. 2209998
908, करबा पेठ, पुणे-44.
मुद्रांक विकत घेणाऱ्याची सही
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक
खरेदी केला/वासुन ६ महिन्यात वापरणे बंधनकारक आहे.



FORM B

[See rule 3(6)]

Affidavit cum Declaration under RERA

MAR 2024



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



MR. NACHIKET MAHENDRA YEOLE

(Through its Power of Attorney Holder of 1) **MR. MANGALDAS NAMDEORAO MURKUTE**, 2) **MR. DIGAMBAR DAGADOBA UNDRE**, 3) **MR. MOHAN MARUTI RISWADKAR**)

Verification

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.

Verified by name at Pune on the 28th day of February 2024

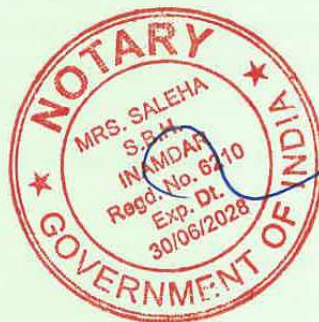
Deponent



MR. NACHIKET MAHENDRA YEOLE

(Through its Power of Attorney Holder of 1) **MR. MANGALDAS NAMDEORAO MURKUTE**, 2) **MR. DIGAMBAR DAGADOBA UNDRE** 3) **MR. MOHAN MARUTI RISWADKAR**)

Mrs. SALEHA S.B.H. INAMDAR
B.A., LL.B.
Notary Govt. of India
D-8, Common Wealth Society,
2/362, Bund Garden Road,
Opp. Bund Garden, Pune-411001




ATTESTED
Mrs Saleha S.B.H. Inamdar
NOTARY
GOVT OF INDIA

- 5 MAR 2024



Affidavit cum Declaration of 1). **MR. MANGALDAS NAMDEORAO MURKUTE**, 2) **MR. DIGAMBAR DAGADOBA UNDRE**, 3) **MR. MOHAN MARUTI RISWADKAR** Partner of the proposed Project having S.No.231/2, Tulsi Nandan, Baner Pune – 411 008 & Manjari Khurd, Parvati Villa, Manjari Wagholi Road, Manjari Khurd Pune – 412 307 & Flat No. 6, Manor Apartment, D.P Road, Near Kotbagi Hospital, Aundh – Pune 411007.

We 1). **MR. MANGALDAS NAMDEORAO MURKUTE**, 2) **MR. DIGAMBAR DAGADOBA UNDRE** 3) **MR. MOHAN MARUTI RISWADKAR** promoter of the proposed Project /duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake, and state as under:

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1. That the Promoter has a legal title Report to the land on which the development of the project is to be carried out.
 2. That the project land is free from all encumbrances.
 3. That the time period with in which the project shall be completed by the promoter from the date of Registration of project till 31.12.2029.
 4. For Ongoing Project:
That seventy percent 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 a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used by for that purpose.
 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 account 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 promoter has furnished such other documents are have been prescribed by the rules and regulations made under the Act.