



महाराष्ट्र MAHARASHTRA AUG 2022 2022

20AA 023988

अनु.क्र. १६०३९ दि. १६/०८/२०२२ नु.सु.रकम. १००/-

दस्तावेज प्रकार: फर्निचर

कस्त नोंदणी करणीय आहेत का? होय/नाही.

मिळवणीचे वर्जन

मुद्रांक विकत घेणाऱ्याचे नाव: H.R Developers

पत्ता: Shrawan, sector-16 Chikali Pradhikaran, Chinchwad, Pune-19

दस्तावेज प्रकारचे नाव: १६/०८/२०२२

हस्त लेखणीचे नुं. व पत्ता:

जो. बंगल रा. बाबोले

वरदाना क्र. २२०१०४७

मुद्रांक विकत घेणाऱ्याची सही डी-२३/५, देवेंद्र, कोथरुड, पुणे-३८

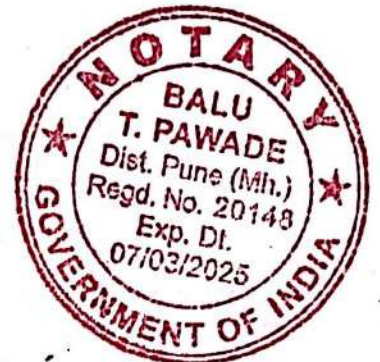


22 AUG 2022

प्रथम मुद्रांक लिपीक कोषागार मुळे करिता

Form - B

Affidavit



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 **M/SHR DEVELOPERS** through its Partner **MR. DEEPAK BALASAHEB RAYKAR**, having office at Shraavan Bungalow, Plot No. 132/13/8, Sector No. 16, Rajeshivaji Nagar, Chikhali Pradhikaran, Chinchwad, Pune - 411019, promoter of the proposed project / duly authorized by the promoter of the / proposed project, vide its/his/their authorization
Dated __/__/20__;

I, **MR. DEEPAK BALASAHEB RAYKAR** promoter and Partner of the proposed project '**SHIVKUNJ**' duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I **MR. DEEPAK BALASAHEB RAYKAR** promoter and Partner has a legal title Report to the land on which the development of the project is proposed OR 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.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project date **31/12/2025**;

4. (a) For new projects:

That seventy per cent of the amounts realised 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 amounts to be realised 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 realised hereinafter by me/promoter for the real state 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 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 portion 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 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

M/SHR DEVELOPERS
through its Partner
MR. DEEPAK BALASAHEB RAYKAR

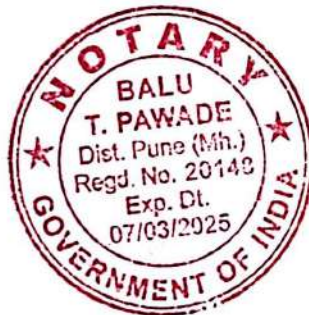
Verification

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 on this day of 26/08/2022.


Partner
Deponent

M/SHR DEVELOPERS
through its Partner
MR. DEEPAK BALASAHEB RAYKAR



ATTESTED


Adv. BALU T. PAWADE
NOTARY GOVT. OF INDIA
Regd. No. 20148

26 AUG 2022

