



2023

33096 दि. 15.11.2024
 Resa RegISTRATION
 दाखल करार.....
 दाखल नांवणी करणार आहेत का? होय/नाही /
 मिळकतीचे वर्णन.....
 मूलांक विकत देणाऱ्याचे नांव.....मान-हिमेंट
 पत्ता.....
 मी.पि.एल.एम. फ्लॉर २
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 दाखल
 दुसऱ्या पक्षकाराचे नांव.....
 हस्ते व्यक्तीचे नांव व पत्ता.....
 सौ. मालती वसंत नेकराणी
 परवाना क्र २२०११४४६
 तालेरानगर, किंजड, जिल्हा-३२

निवडकर्त्याचे वपन.....
मुद्रांक विकत देणाऱ्याचे नांव.....
पत्ता.....
दुसऱ्या पक्षकाराचे नांव.....
हस्त्य व्यक्तीचे नांव व पत्ता.....



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. Abhishek Sahaya, duly authorized by **Maan-Hinje Township Developers LLP** (hereinafter referred to as "**Promoter**") of the proposed project, vide its authorization dated **18 Jan 2023**;

I, Mr. Abhishek Sahaya, 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 favor of the Promoter has been attached as **Annexure 1**.
2. The project land is free from encumbrances as certified by M/s. H & Co. Legal Advocates and Attorneys vide Legal Due Diligence Report dated 25th January 2024, save and except to the extent of mortgage created in favor 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents,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. Further, the Promoter is in the process of applying for a revised Environmental Clearance.
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.

Abhishek
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 January 2024

Abhishek
Deponent



BEFORE ME

Manjusha S. Taday

MANJUSHA S. TADAY
FL. No. 101, B5, Greenfields,
Pimpri, Pune 411018.
M.: 9689938653 / 7020282832

25 JAN 2024

