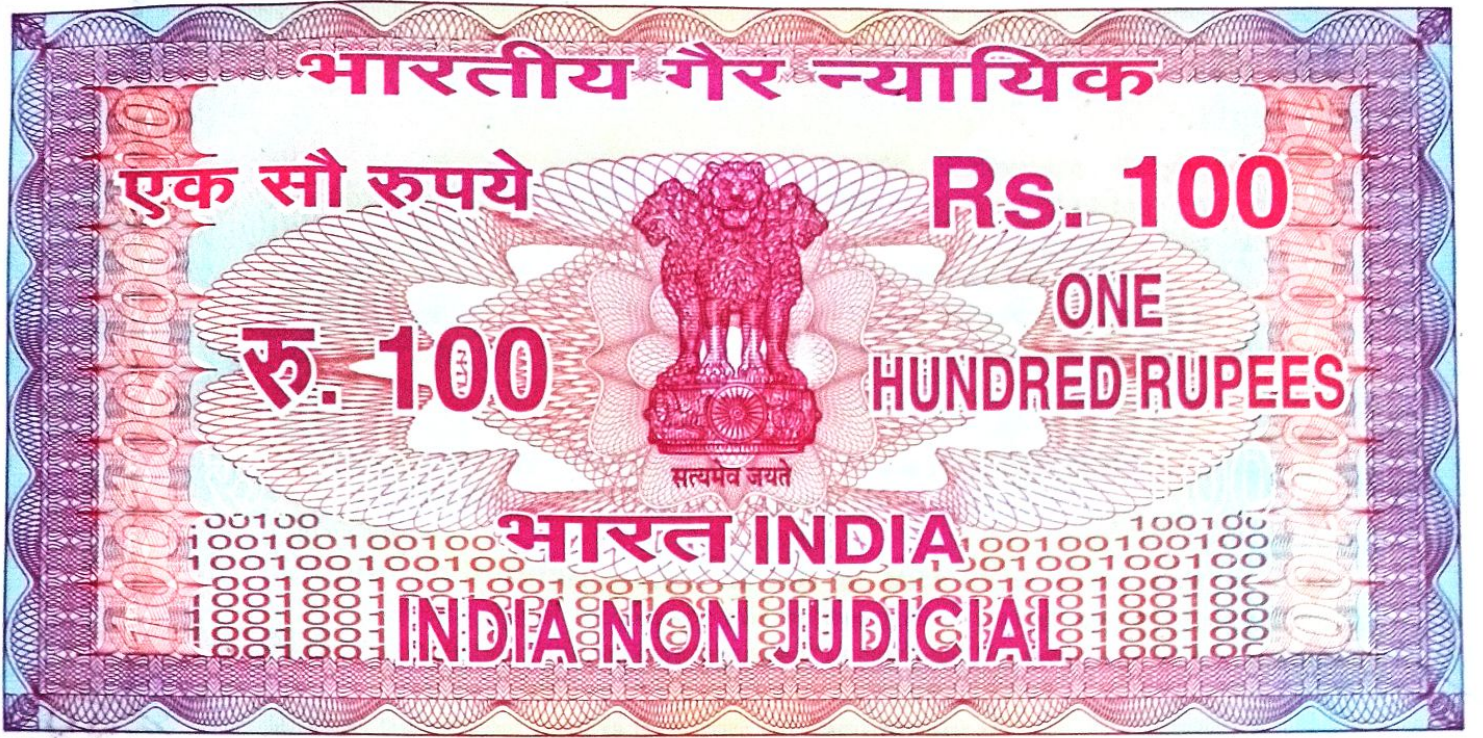




महाराष्ट्र MAHARASHTRA

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फक्त प्रतिज्ञापत्रा साठी

अनु.क्र. ८८८८ दि. २१/६/२३, मु.शु.रक्कम २००/-

मुद्रांक विकत घेणाऱ्याचे नांव डीडी स्वच्छेकर स्पेसेस
पत्ता २८१७, कोयलेवस्ती पुनावणे पुणे-३३

हस्ते व्यक्तीचे नांव अमित लारायण वडेकर

मुद्रांक विकत घेणाऱ्याची सही

सौ.मालती वसंत मोकाशी
परवाना क्र २२०१२४६
तालेंराभगर, धिंचवड, पुणे-३३

शासकिय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करण्यासाठी
मुद्रांक कागदाची आवश्यकता नाही(शासन आदेश दि.०१/७/२००४ नुसार)

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. Videsh Kantilal Desadla / Mr. Mrigendra Suryakant Gowardhan / Mr. Satish Malanbai Andhare duly authorized by the promoter of the proposed project, vide his authorization dated 31 JULY 2023



We, **Mr. Videsh Kantilal Desadla / Mr. Mrigendra Suryakant Gowardhan / Mr. Satish Malanbai Andhare** duly authorized by the promoter of the proposed project known as **"18 Magnitude"** to be developed on land bearing Survey No. 28, Hissa No. 7, Total area admeasuring 00 H 98 Aar. Situated at Village: Punawale, Tal: Mulshi, District: Pune do hereby solemnly declare, undertake and state as under:

1. That, I / We are the Promoter have / has a legal title of the land on which the development of the project is proposed.

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 before **28th December 2028**.

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 of construction and the land cost and shall be used only for that purpose.

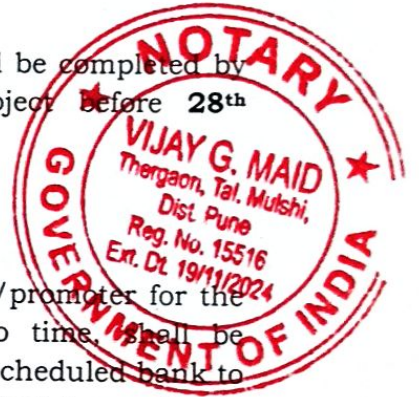
- (b) For ongoing project on the date of commencement of the Act

- (i) That seventy per cent [70 %] 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 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 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 have 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, on any grounds.

Verification

I/We, deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I /We, have not concealed any material facts

NOTED & REGISTERED

AT SR. NO.: 379123

Verified by me at on this day of Date 31 / Month July / Year 2023

Sr.no	Name of Partners	Signatory
1	Mr. Videsh Kantilal Desadla	
2	Mr. Mrigendra Suryakant Gowardhan	
3	Mr. Satish Malanbai Andhare	

BEFORE ME



Vijay Gorakhnath Maid
ADVOCATE & NOTRY
GOVERNMENT OF INDIA
Thergaon, Tal. Mulshi, Pune Dis
Mob. : 9890673753

31 JUL 2023