



महाराष्ट्र MAHARASHTRA

2023

CD 664633

क्र. 860710 - 7 DEC 2023

हस्ताक्षर

हस्त मोंदणी करणार अहेत का ? होय/नाही.

मिळवणीचे बर्तन

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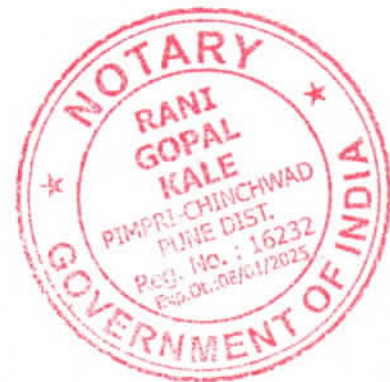
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FORM B

(See Rule 3 (6))

Affidavit cum Declaration

Handwritten signature in blue ink.

FORM B

(See Rule 3 (6))

Affidavit cum Declaration "VENKATESH ANANDMAYI"

Affidavit cum Declaration of Shree Venkatesh Enterprises through its Partner - Mr. Ankush Bhimrao Asabe Promoter of the proposed project "VENKATESH Anandmayi" (Wing / Building - A & B) duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 08/02/2024.

I, Ankush B. Asabe Promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Promoter have a legal title 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 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.

OR

~~That details of encumbrances including dues and litigation, details of any rights, Title, interest or name of any party in or over such land, along with details :-~~

3. That the time period within which the project shall be completed by Promoter from the date of registration of project: on or before **30th SEPT 2026.**

4. (a) For new Projects :

That seventy per cent of the amounts realized by me 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 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 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 shall take all the pending approvals on time, from the competent authorities.
8. That I 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 furnishes such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, Plot or building, as the case may be.



Deponent

Shree Venkatesh Enterprises

Through its Partner

Mr. Ankush B. Asabe

Verification

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

Verified by me at PUNE on this 8th FEB of 2024.

Deponent



Shree Venkatesh Enterprises

Through its Partner

Mr. Ankush B. Asabe



BEFORE ME

RANI GOPAL KALE

ADVOCATE & NOTARY
GOVT. OF INDIA

Jai Ganesh Samrajya, Bhosari, Pune-39.

Dt - 08/02/2024