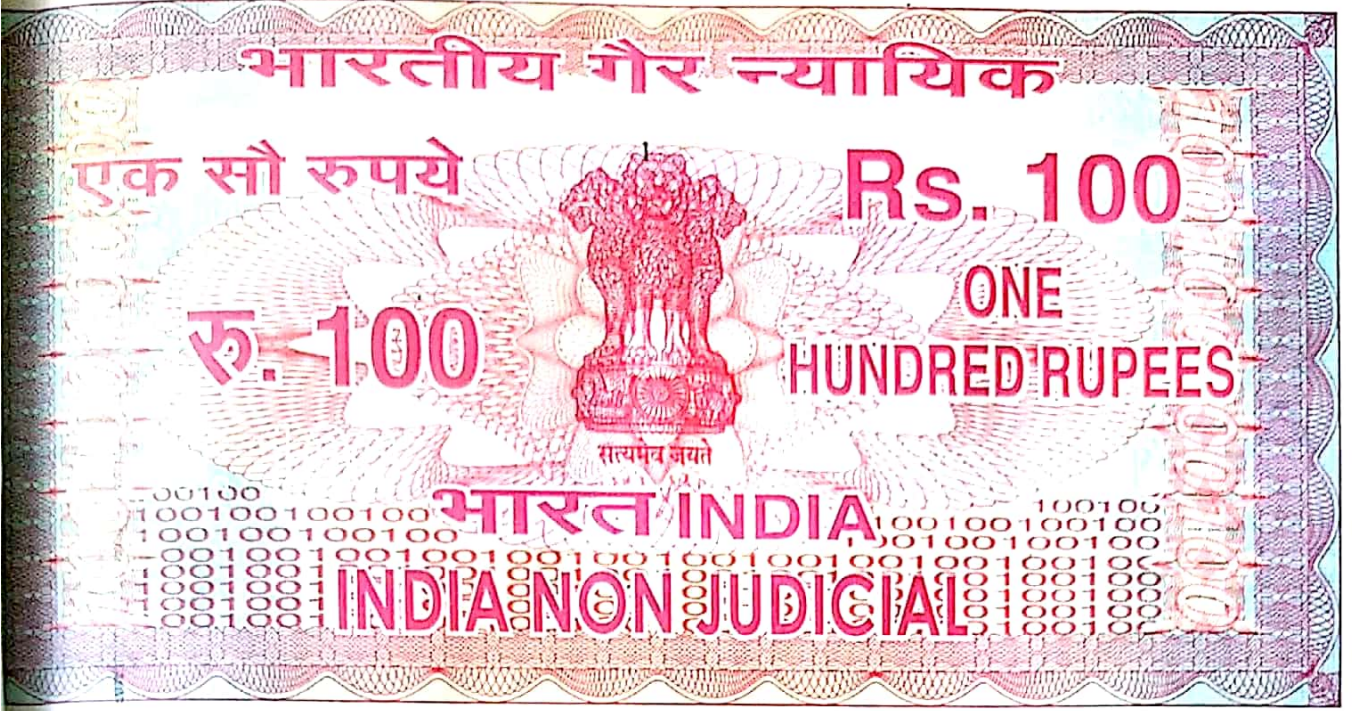




हाराष्ट्र MAHARASHTRA

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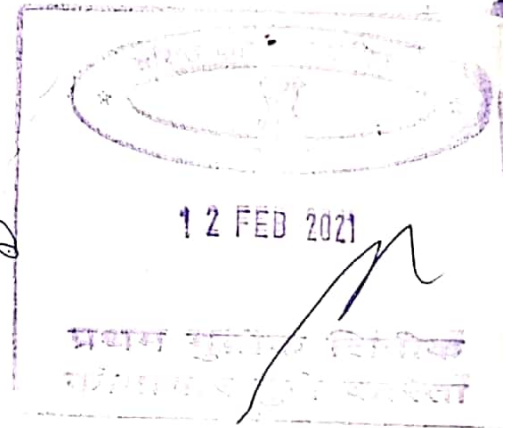
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बनु. क्र. 50737 दि. १२.०२.२०२१  
प्रस्ताव प्रकार: ५१८/२०२०/५  
वस्तु नोंदणी करणार आहेत का : होय / नाही  
मुद्रांक विकत घेणाऱ्याचे नाव: Chate Associates  
पत्ता: ८००१५८  
मुसन्वा बहालाचे नाव: २८३२५८ (२०१९/२०२०)  
इत्ले व्यक्तीचे नाव व पत्ता: ३१५५५८ (२०१९/२०२०)

सी. सुचेता मुबाल येसवांडे  
परवाना क्र. २२०१११८

मुद्रांक विकत घेणाऱ्याची सही ५१२/२, मुबबल बंद, पुणे, २  
ज्या कारवासासाठी ज्यांनी मुद्रांक खरेदी केला आहे त्याच कारवासासाठी  
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.



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

> ebfhate

> १२/०२/२०२१



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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. CHANDRASHEKHAR BHAGWANT GHATE and MR. VINAYAK BHAGWANT GHATE, promoters of the proposed project named as "Raj Royals", CTS No. 258, Kasba Peth, Pune 411011;

I/We, MR. CHANDRASHEKHAR BHAGWANT GHATE and MR. VINAYAK BHAGWANT GHATE, promoters of the proposed project named as "Raj Royals", CTS No. 258, Kasba Peth, Pune 411011, do hereby solemnly declare, undertake and state as under:

1. That I/We the promoters have a legal title to 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 said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is  
31/03/2025

4. 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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

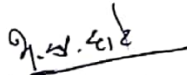


✓ CBGhate

✓ 21-02-2025

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.

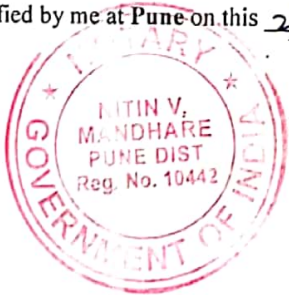
3/2/21    
MR. CHANDRASHEKHAR BHAGWANT GHATE

3/2/21    
MR. VINAYAK BHAGWANT GHATE  
(Through his P. O.A. holder, Mr. Bhagwant Laxman Ghatе  
Deponent

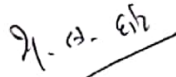
#### Verification

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 23 day of February, 2021.



  
MR. CHANDRASHEKHAR BHAGWANT GHATE

  
MR. VINAYAK BHAGWANT GHATE  
(Through his P. O.A. holder, Mr. Bhagwant Laxman Ghatе  
Deponent

BEFORE ME

NITIN V. MANDHARE  
NOTARY GOVT. OF INDIA  
PUNE.

23 FEB 2021

I Know the Affiant

Advocate N. A. GATE

NOTED AND REGISTERED AT  
SERIAL NO. 22 / 2021.



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