



महाराष्ट्र MAHARASHTRA

2018

अनु.क्र. 97032 दि. 19 OCT 2018 मु.शु.रक्कम 10004  
दस्तावा प्रकार Rera - प्रसिद्धाप्रसादी फक्त  
दस्त नोंदणी करणार आहेत का ? होय/नाही.  
मिळकतीचे वर्णन  
मुद्रांक विकत घेणाऱ्याचे नांव Urban Recelty  
पत्ता Sagarpur  
दुसऱ्या पक्षकाराचे नांव  
हस्ते व्यक्तीचे नांव व Subhash Sekhar Gore

मुद्रांक विकत घेणाऱ्याची सही.  
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी  
मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे

संजय रंगनाथ चौधरी  
परवाना क्र. 220999  
948, कलबा पेठ, पुणे

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

For Urban Solitaire, Bhawanipeth onls

*[Signature]*



FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED  
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE

PROMOTE

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Pritam R. Mandlecha promoter of the proposed project  
namely URBAN SOLITAIRE at Bhawani peth Sr. no. 710-A/46 final plot no.375, sub plot  
no.13 pune 411002.

I, Mr. Pritam R. Mandlecha, promoter of the proposed project / duly authorize by the Promoter  
of URBAN REALTY.

The proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have a legal title R e p o r t 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 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;

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 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

*Pritam R. Mandlecha*

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 utilised 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 / 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.



*[Signature]*

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 22<sup>nd</sup> day of Oct 2018.



*[Signature]*

Deponent

**BEFORE ME**

*[Signature]*  
SHALCHANDRA ANANDRAO PATIL  
NOTARY  
GOVT OF INDIA

25-10-2018

