

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

फक्त प्रतिज्ञापत्रासाठी

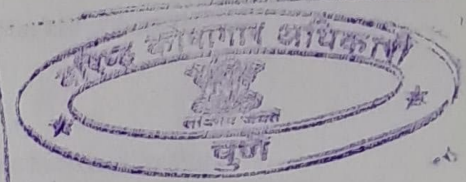
महाराष्ट्र MAHARASHTRA १०/१०/२०२२ ० 2022 ० ५००/

BR 464714

- १) भूदांक विकत घेणाऱ्याचे नांव: सुहास काशिनार्थ बेंदले
२) पत्ता: मदनमोहनाथ नगर, पुणे
३) हस्तक्षेप करणारे नांव: सुहास काशिनार्थ बेंदले
४) पत्ता: मदनमोहनाथ नगर, पुणे

भूदांक विकत घेणाऱ्याची सही

Dr. Sandeep
साधना दि. कोठारी
ला. नं. - २२०११२९ ह. क्र. ११
४/४ राखसोनी पार्क,
मार्केटगार्ड, पुणे-३७.

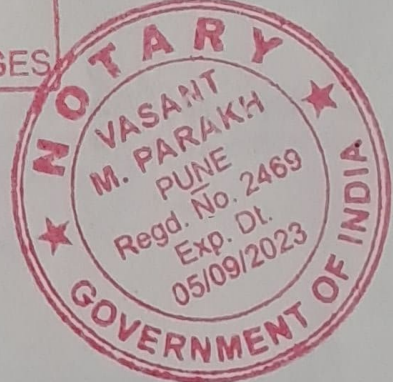


30 SEP 2022

प्रथम भूदांक विधी
कोषागार पुणे करिता



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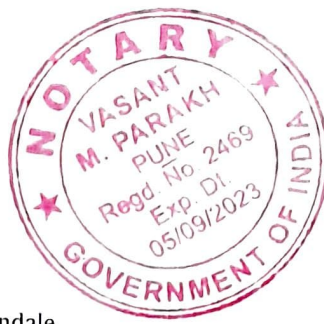


FORM 'B'
[Seerule3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sandeep i.e Suhas Kashinath Bendale, Mrs. Rajani Kashinath Bendale, Ms. Arya Prabodh Bendale and Mrs. Madhubala Prabodh Bendale co-promoters of the proposed project 'MANOMAY', vide its/his/their authorization dated 10 Oct 2022

THIS DOCUMENTS
CONTAINS 29 PAGES



We

Mr. Sandeep i.e Suhas Kashinath Bendale
(PAN:AIFPB1503L)

Address: 28/a Ganeshdatta Soc, Sahakar Nagar-1 Pune411009

Mrs. Rajani Kashinath Bendale

(PAN:ACSPB8235C)

Address: 28/a Ganeshdatta Soc, Sahakar Nagar-1 Pune411009

Ms. Arya Prabodh Bendale

(PAN:DVSPB7433Q)

Address: 95 Yashoda Colony , Behind OM Supar Market , Chaturshringi Road, Pune 411016

Mrs. Madhubala Prabodh Bendale

(PAN : ANHPB6603L)

Address: Address: 95 Yashoda Colony , Behind OM Supar Market , Chaturshringi Road, Pune 411016

Co-promoters of the proposed project ' **MANOMAY** ' duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/promoter have/has a legal title Report to the land on which the development of the project is proposed

OR

We 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 NIL 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 me/promoter from the date of registration of project is July 2025;

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.



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

(i) That seventy per cent 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 we the co-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 the rules, within seven days of the said changes occurring.
9. That we the co-promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we the co-promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

Mr. Sandeep i.e Suhas Kashinath Bendale

Mr. Sandeep i.e Suhas Kashinath Bendale

BEFORE ME

Vasant M. Parakh
ADVOCATE & NOTARY
NOTARY GOVT. OF INDIA
Regd. No. 2469

Noted and Registered
at Sr. No. 211/2022
Date: 10 OCT 2022

Mrs. Rajani Kashinath Bendale
Mrs. Rajani Kashinath Bendale

Mrs. Arya Prabodh Bendale
Mrs. Arya Prabodh Bendale

Mrs. Madhubala Prabodh Bendale
Mrs. Madhubala Prabodh Bendale



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CONTAINS 4/4PAGE 2

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 10th day of October 2022

Deponent

Mr. Sandeep i.e Suhas Kashinath Bendale

Mr. Sandeep i.e Suhas Kashinath Bendale

Mrs. Rajani Kashinath Bendale

Mrs. Rajani Kashinath Bendale

Ms. Arya Prabodh Bendale

Ms. Arya Prabodh Bendale

Mrs. Madhubala Prabodh Bendale

Mrs. Madhubala Prabodh Bendale



BEFORE ME

VASANT M. PARAKH
ADVOCATE & NOTARY
NOTARY GOVT. OF INDIA
Regd. No. 2469