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महाराष्ट्र MAHARASHTRA

2024

04AB 828306

ज्या बरिगणसाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
ज्या खरेदी केलेल्यापासून ६ महिन्यात बाबरीचे बंधनकारक आहे

वस्तुवा प्रकाश/समुचित क्रमांक :- १०११११
वस्तु नोंदणी करणार आहेत का ? :- नाही
नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नांव :-
मिळविलेले ठेवणे :-
मिळविलेला रकम :-
मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता :- (स. के. रियालीटी, वसुधायुधिष्ठिर, पंचवट्या
मुद्रांक पक्षकाराचे नांव :-
हस्ता असल्यास व व पत्ता :- योगेश कापूर, आर. एन. डी. को. ठणे
मुद्रांक शुल्क रक्कम :- १०००
मुद्रांक विक्री नोंद घेही अनु. क्रमांक :- २६५३ दि. २२/३/२०२४
मुद्रांक विकत घेणाऱ्याची सही :-
महानाधारक मुद्रांक विक्रीसाठी सही/पत्ता/परवाना क्रमांक :-
पी. एर. घोगरे
महाना. क्र. २२७१०९४
विभागाध्यक्षी, पुणे-१५



FORM 'B'

Affidavit cum Declaration

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

Affidavit cum Declaration of 1 Mr. Vijay Dattu Kamble 2. Mr. Shirish Shankar Kale of M/s S K Realities of the proposed project **Sonai Heights** do hereby solemnly declare, undertake and state as under:

1. That we promoter M/s S K Realities of has a legal title Report to the land on which the development of the project is proposed is to be carried out at REV SNO 115 2, CTS NO 917, HAVELI, CHOVISAWADI, PUNE - 412105.

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 is to be completed by promoter before the date of registration of project on 29/04/2025

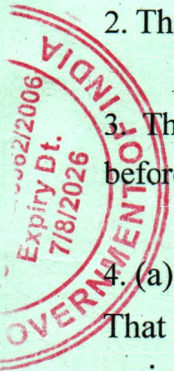
4. (a) For new projects:

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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That 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 the promoter shall take all the pending approvals on time, from the competent authorities.



8. That 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 the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Jable
Mr. Vijay Dattu Kamble
(PARTNER)

Shirish
Mr. Shirish Shankar Kale
(PARTNER)

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 22nd day of May 2024.

Pune
dated
22/5/2024

BEFORE ME
B. G. DORGE
ADVOCATE & NOTARY
GOVT. OF INDIA
REGD. NO. 3562/2006
Noted No. *1333/2024*

22 MAY 2024

