



महाराष्ट्र MAHARASHTRA

2023

76AA 266043

ONLY FOR AFFIDAVIT (ARTICLE-4)

Reg. Serial No. 71305 Date 01 DEC 2023 Rs. 100

Stamp Purchaser Name Shree Datta moneelam Anandkar

Place of Residence Pimplechase Pune 21

Through Name Vinod Tukmore

Stamp Purchaser or through Sign:-

Sign: [Signature] Vinod

JAY DAVANWARI Lic. No. 2201067

(Stamp Vendor) Pimpri, Pune - 411017.

It is Compulsory the reason for which who has purchased stamp should be used by him for that reason only within 6 months from the date of purchase



[Signatures] N.P. Ghare SP

SELF DECLARATION

FORM-B

We, (1) Mr.Pandurang Dattatray Ghare (2) Mrs.Surekha Pandurang Ghare (3) Mr.Vitthal Dattatray Ghare (4) Mrs.Sanjivani Vitthal Ghare (5) Mr.Sandeep Pandurang Ghare (6) Mrs.Manisha Sandeep Ghare (7) Ms.Shravani Sandeep Ghare (minor son Mr.Sandeep Pandurang Ghare) (8) Ma.Bhagyesh Sandeep Ghare (minor daughter of Mr.Sandeep Pandurang Ghare) (9) Mr.Ganesh Pandurang Ghare (10) Mrs.Sarika Ganesh Ghare (11) Ma.Tanmay Ganesh Ghare (minor son of Mr.Ganesh Pandurang Ghare) (12) Ms.Shivanya Ganesh Ghare (minor daughter of Mr.Ganesh Pandurang Ghare) (13) Mr.Nitin Pandurang Ghare (14) Mrs.Pooja Nitin Ghare (15) Ma.Rudra Nitin Ghare (minor son of Mr.Nitin Pandurang Ghare) (16) Mr.Sachin Vitthal Ghare (17) Mrs.Sonali Sachin Ghare (18) Ms.Sanskriti Sachin Ghare (minor daughter of Mr.Sachin Vitthal Ghare) (19) Ma.Sarvadnya Sachin Ghare (minor son of Mr.Sachin Vitthal Ghare) (20) Mr.Sagar Vitthal Ghare (21) Mrs.Tejashree Sagar Ghare (22) Ma.Sarvesh Sagar Ghare (minor son of Mr.Sagar Vitthal Ghare) (23) Mrs.Kalpana Sunil Kute (24) Mrs. Sarika Mahesh Kute (25) Mrs.Rukmini Urf Sarubai Shivaji Jadhav (26) Mrs.Sulochana Murlidhar Kute (27) Mrs.Aruna Urf Lata Tukaram Kute (28) Mrs.Alka Ramesh Gaikwad (29) Mrs.Nalini Urf Sangita Bhagwan Shinde are the Landowners (hereinafter referred to as the "Promoter") of Project "Mangalam Miraya" developed by M/s Shree Datta Mangalam Associates (for short the said "Project") situated on all those pieces and parcels of the land bearing S No.286 at Villlage Borhadewadi, Moshi,Tal Haveli Dist Pune 412105 (for short the "Land"), do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal Title to the land on which the development of the Project is ongoing;
2. That the land is free from all encumbrances other than mentioned below:
 - (a) Mortgages which will be created by prospective purchasers/allottees upon their prospective Apartments/Units in the said Project;
3. The said Project shall be completed on or before the **31st day of December 2027** from date of registration of the said Project;
4. That 70 *per cent* of the amounts to be realized hereinafter by Promoter for the said real estate Project from the prospective Allottee/s, from time to time, shall be deposited in a separate account to be maintained in a scheduled/private 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 said separate account shall be withdrawn in accordance with Rule 5;
6. That 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 Promoter shall take all the pending approvals on time, from the competent authorities;
8. That Promoter shall inform the Real Estate Regulatory 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 7 (seven) days of the said changes occurring;

That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act;

That Promoter shall not discriminate against any Allottee/s at the time of allotment of any apartment, plot or building, as the case may be;

Place: Pune

Date: December, 2023



Deponents

- ✓ 1. Mr.Pandurang Dattatray Ghare
- ✓ 2. Mrs.Surekha Pandurang Ghare
- ✓ 3. Mr.Vitthal Dattatray Ghare
- ✓ 4. Mrs.Sanjivani Vitthal Ghare
- ✓ 5. Mr.Sandeep Pandurang Ghare
- ✓ 6. Mrs.Manisha Sandeep Ghare
- ✓ 7. Ms.Shravani Sandeep Ghare (minor son Mr.Sandeep Pandurang Ghare)
- ✓ 8. Ma.Bhagyesh Sandeep Ghare (minor daughter of Mr.Sandeep Pandurang Ghare)
- ✓ 9. Mr.Ganesh Pandurang Ghare
- ✓ 10. Mrs.Sarika Ganesh Ghare
- ✓ 11. Ma.Tanmay Ganesh Ghare (minor son of Mr.Ganesh Pandurang Ghare)
- ✓ 12. Ms.Shivanya Ganesh Ghare (minor daughter of Mr.Ganesh Pandurang Ghare)
- ✓ 13. Mr.Nitin Pandurang Ghare
- ✓ 14. Mrs.Pooja Nitin Ghare
- ✓ 15. Ma.Rudra Nitin Ghare (minor son of Mr.Nitin Pandurang Ghare)
- ✓ 16. Mr.Sachin Vitthal Ghare
- ✓ 17. Mrs.Sonali Sachin Ghare
- ✓ 18. Ms.Sanskriti Sachin Ghare (minor daughter of Mr.Sachin Vitthal Ghare)
19. Ma.Sarvadnya Sachin Ghare
20. Mr.Sagar Vitthal Ghare
21. Mrs.Tejashree Sagar Ghare
22. Ma.Sarvesh Sagar Ghare (minor son of Mr.Sagar Vitthal Ghare)



24. Mrs. Sarika Mahesh Kute
25. Mrs. Rukmini Urf Sarubai Shivaji Jadhav
26. Mrs. Sulochana Murlidhar Kute
27. Mrs. Aruna Urf Lata Tukaram Kute
28. Mrs. Alka Ramesh Gaikwad
29. Mrs. Nalini Urf Sangita Bhagwan Shinde

Landowners of Mangalam Miraya

Thorough it's Power of Attorney Holder

M/s Shree Datta Mangalam Associates Thorough it's Partner

1) M/s. Mangalam Landmarks LLP Through it's Partner

A) Mr. Subhash Shantaram Sakore

Sakore

B) Mr. Ramdas Damodar Phuge

Phuge

2) Mr. Chetan Suresh Kunjir

Kunjir

3) M/s. Shree Datta Bhagirithi Realty LLP Through it's Partner

i) Mr. Sachin Vitthal Ghare

Sachin

ii) Mr. Sagar Vitthal Ghare

Sagar

iii) Mr. Sandip Pandurang Ghare

SP

iv) Mr. Ganesh Pandurang Ghare

Ganesh

v) Mr. Nitin Pandurang Ghare

N.P. Ghare



VERIFICATION

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

Verified by me at on _____ this September of 2023.

Place: Pune

Date: September, 2023

Deponents

1. Mr.Pandurang Dattatray Ghare
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3. Mr.Vitthal Dattatray Ghare
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23. Mrs.Kalpana Sunil Kute



24. Mrs. Sarika Mahesh Kute

25. Mrs. Rukmini Urf Sarubai Shivaji Jadhav

26. Mrs. Sulochana Murlidhar Kute

27. Mrs. Aruna Urf Lata Tukaram Kute

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Ganesh

v) Mr. Nitin Pandurang Ghare

N.P. Ghare



BEFORE ME
Mahendra B. Kakad
MAHENDRA B. KAKAD
ADVOCATE & NOTARY
GOVERNMENT OF INDIA

02 DEC 2023