



महाराष्ट्र MAHARASHTRA

2022

13AA 991008

18 AUG 2022

अनु.क्र. 25912 दि. 18.8.22
दस्तावा प्रकर प्रतिज्ञापत्र/AFFIDAVIT
दस्त नोंदणी करणार आहेत का ? होय/नाही
मिलकतीचे वर्णन
मुद्रांक विक्त घेणाऱ्याचे नांव 21879/100
पत्ता 21879/100
दुसऱ्या पक्षाबाबतचा संघ 21879/100
हस्त ठेवकर्त्याचे नांव व पत्ता 21879/100

मनोज एल. प्रकाश

पत्ता क्र. 2201072

बी.टी. जवड रोड, पुणे-३९.

FORM 'B'

मुद्रांक विक्त घेणाऱ्याची सही

या कारणासाठी ज्याने मुद्रांक छेदी केला.

यांनी त्याच कारणासाठी ६ महिन्यांच्या अंतर्भावात अर्ज दाखल करावा आहे



03 AUG 2022

प्रथम मुद्रांक लिपीक कोषागार पुणे करिता

Affidavit cum Declaration

Affidavit cum Declaration of M/s Rahul Properties promoter of the proposed project "Sky Crest"



Affidavit cum Declaration of M/s Rahul Properties through its partners Ashok Shivaji Tupe and Other, having its registered office at Sr. No. 77 Omkar Society, Sasane Nagar Hadapsar Pune-411028, promoter of the proposed project Sky Crest, Sr.No.51A/1B, KalePadal, Hadapsar Pune -411028 vide their authorization in the name of Ashok Shivaji Tupe and, do hereby solemnly declare, undertake and state as under:

1. That the promoter have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is by 31/12/2025.
4. That seventy per cent of the amounts realised hereinafter by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we, 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.
8. That promoters shall take all the pending approvals on time, from the competent authorities.
9. That promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoters shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Rahul Properties

TURBAS

Partner

Deponent



Verification

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

Verified by me at Pune on this 20th day of August 2022.



Rahul Properties

TURBATS

Partner

Deponent

BEFORE ME

**SURESH G. ZURANGE
NOTARY
GOVT. OF INDIA**

20 AUG 2022

**SURESH G. ZURANGE
ADVOCATE & NOTARY
(GOVERNMENT OF INDIA)
A-22, Indra Heights Co-op. Hsg. Soc.,
Hadapsar, Pune-411 028.**

NOTED & REGISTERED

AT SR. NO.: 1058/2022

DATE: 20 AUG 2022




भारत सरकार
GOVERNMENT OF INDIA



अशोक शिवाजी तुपे
Ashok Shivaji Tupe
जन्म तारीख/ DOB: 18/05/1966
पुरुष / MALE



9538 3740 6906

माझे आधार. माझी ओळख


AADHAAR

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
सर्वे.न.७७ ओम बंगला, वेदांत हॉटेलच्या
मागे, ससाणे नगर, हडपसर, पुणे,
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