

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

19 JUN 2024

महाराष्ट्र MAHARASHTRA

2024

10AB 690874

अनुक्र. 15307 दि

मु.शु.सक्रम. 100/-

फक्त प्रतिज्ञापनासाठी

दस्तावा प्रकार

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता उज्ज्वल कन्स्ट्रक्शन्स

ह्यामधील फो 4

ह्याच्या पक्षकाराचे नांव

हस्ते व्यक्तीचे नांव व पत्ता वैभव मोहन

श्री. बाळासाहेब मारुती मधवकाड

पत्ताना क्र. 2204444

मुद्रांक विकत घेणाऱ्याची सही



14 JUN 2024



प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Bhushan Bhagwant Adhav (Partner and Authorized representative) of Ujwal Construction promoter of the proposed project.

I, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I **Mr. Bhushan Bhagwant Adhav** (Partner and Authorized representative) of **Ujwal Construction Project Name Ujwal Shourya B Wing & C Wing** situated at **Survey Number 21/2/2** area admeasuring **1500 Sq. Meter** at **Dhayari Taluka-Haveli, District Pune** within the jurisdiction of **Sub Registrar Haveli Pune** promoter have /-has a legal title Report 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 till **31/12/2029**.

4. (A) for new projects:-

That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottee, 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

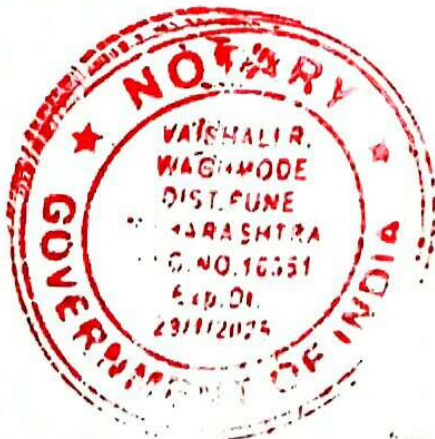
6. That I / the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit 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 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.



UJWAL CONSTRUCTION

Deponent PARTNER

Mr. Bhushan Bhagwant Adhav

ENT OF IN
01
11/2025

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Date – 19.06.2024

Verified by me at 12.30 pm on this Wednesday of 19th June 2024.

UJWAL CONSTRUCTION

Deponent

PARTNER

Mr. Bhushan Bhagwant Adhav



21 JUN 2024

BEFORE ME
Waghmode
VAISHALI WAGHMODE
ADVOCATE & NOTARY
GOVT. OF INDIA
DIST. PUNE MAHARASHTRA

