





form 'B'  
[see rule 3(6)]



5924  
2024  
ENT OF

महाराष्ट्र MAHARASHTRA

2024

28AB 576056

क्र. 10714 दि. 22 OCT 2024  
मु.श.रकम 10455500  
व्यवसाय प्रकार Affidavit  
द्वारा नोंदणी करणार आहेत का ? होय / नाही  
विषयवर्तीचे वर्णन  
मु. विकत घेणाऱ्याचे नांव Godiva Promoters  
वैता. J. N. Band  
द्वारा Maheshwary  
हस्तक्षेप करणारा पारदर्शक मोडेल - पुणे

नॉटरी कोषागार अधिकारी  
पुणे  
16 OCT 2024  
HP  
प्रथम मुद्रांक शिपीक  
कोषागार पुणे करिता

पुद्रांक विकत घेणाऱ्याची सही

सो. अश्विनी डी. पाटमकर  
परवाना क्र. २२०६५३३  
६५८/ए, डेकर जिमखाना  
पुणे ४११००४

ज्या कागतासाठी ज्यांनी मुद्रांक घेतला त्याच कागतावर  
मुद्रांक खरेदी केल्यामुळे प्रत्येकात वापरणे बांधवकर्त्या जोर

Adv. Ulka Babasaheba Ingawale  
Pimple Nilakh, Pune  
Regd No. 15924  
Exp. Date 12/12/2024  
GOVERNMENT OF INDIA

Form 'B'  
[See rule 3 (6)]



महाराष्ट्र MAHARASHTRA

28AB 576058

मार्क १०७१५  
प्राचा प्रकार .....  
द्वय नोंदणी करणार आहेत का ? होय / नाही.....  
नियुक्तीचे वर्णन.....  
मुद्रांक विकत घेणाऱ्याचे नांव Covidy Promoters  
पत्ता Jm Road Puna  
दुसऱ्या पक्षकाराचे नांव Nethy...  
हस्त ठरवणे नांव व पत्ता Py... more - Puna

मुद्रांक शिक्त देणाऱ्याची सही

एक प्रमाणपत्र जारी कर दिया गया है।  
मुद्रांक जारी है।

Form 'B'  
[see rule 3 (6)]



महाराष्ट्र MAHARASHTRA

2024

28AB 576059

दि. 22 OCT 2024  
मु. गु. रकम. 100 + 55500  
प्रकार. Affidavit  
को नोंदणी करणार आहेत का ? होय / नाही.  
निकळतीचे स्थान.  
मुद्रांक विकत घेणाऱ्याचे नांव. Govinda Promoters  
पत्ता. TM Road, Pune  
दुसऱ्या पक्षकाराचे नांव. maharaj  
हस्त ठेवणाऱ्याचे नांव व पत्ता. pune maharaj

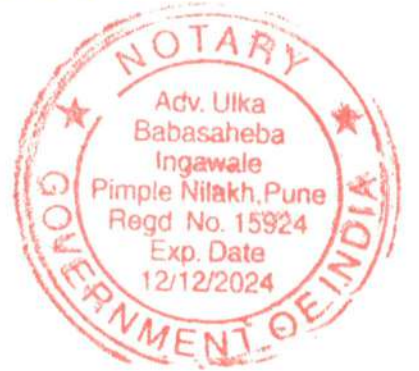
मुद्रांक विकत घेणाऱ्याची सही

मो. आश्विनी डी. पाटसकर  
पसयाना क्र. 2205533  
६५८/ए. डेकन जिमखाना  
पुणे ४११००४



ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्याच कारणासाठी  
मुद्रांक खरेदी केल्यापासून ६ महीन्यात वापरणे बंधनकारक आहे

Form B'  
[see rule 3(6)]



## AFFIDAVIT CUM DECLARATION



Affidavit cum Declaration of M/s. Godiva Promoters LLP through its partner M/s. Ravet Land Developers LLP through its partner Mr. Mohit Rajendra Goyal promoter of the proposed project / duly authorized by the promoter of the proposed project 'My Home Upper Kharadi' at Gat No. 1331/2, village Wagholi, Tal Haveli Dist Pune.

I, Mr. Mohit Rajendra Goyal partner of Ravet Land Developers LLP partner of Godiva Promoters LLP promoter of the proposed project / 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 to the land on which the development of the project is proposed and 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 including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details. Are as below

3) That the project shall be completed within the time period mentioned by me/promoter from the date of registration of project; Proposed Date of Completion 31<sup>st</sup> December 2028.

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.

4) **(b) FOR ONGOING PROJECT ON THE DATE OF COMMENCEMENT OF THE ACT**

(i) That seventy per cent of the amounts to be realised 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 realised 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 utilised 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 subsection (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.



*[Signature]*  
#

DEPONENT

VERIFICATION

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

Verified by me at on this day of 23/10/2024



*[Signature]*  
#

Deponent



BEFORE ME

*[Signature]*

Ulka Babasaheb Ingawale  
NOTARY GOVT. OF INDIA  
Shivajinagar, Pune-05



23 OCT 2024