



महाराष्ट्र MAHARASHTRA

© 2016 ©

Area- Pune
Regd. No 9054
Expiry Date 31/10/21

26 JUL 2017

AB-858618

अनु क... दि... मु. गु. रजम... 4000-

हस्ताक्षर प्रकार... Declaration...

हस्त नोंदणी बाबत : केल्या जाई होय / नाही.

मिळकतीचे वर...

मुद्रांक दिवस...

पत्ता... Merwada Pune

दुसऱ्या पक्षाबाबत... MAHA PERA

हस्त लेखणीचे ना... Prashant Shinde

Pashan - 8

Shinde

सौ. सुषेता सुहास देशपांडे

पत्ता नं. 2204114

442/2 मुलगाव पेठ, पुणे-2.

मुद्रांक दिवस घेणाऱ्याची सही

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला आहे त्याच कारणासाठी

मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकार आहे.

FORM 'B'

[See rule 3(6)]

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

Affidavit cum Declaration

[Signature]

Affidavit cum Declaration of Mr. Nikhil Ketan Gokhale, duly authorized by the M/s. Stratford Realty LLP, having its address at ABIL House, 2, Range Hill Corner, Ganeshkhind Road, Pune 411 007 being promoter of the real estate project "Verde Residence Collection", situated on the Plot bearing C.N. No/CTS No. /Survey no. 102A/1B/ Final Plot no, 3(P), Yerawada, T.P.S. NO.1, Plot No. 1, Village Yerawada Taluka Pune City (Haveli) District Pune PIN 411 006 vide its resolutions dated 29th July 2017;

I, Nikhil Ketan Gokhale duly authorized by the M/s. Stratofred Realty LLP being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report 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 details of encumbrances are as per Annexure-1 including, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project shall be on or before 30th APRIL 2020;

4. (a) For an ongoing project on the date of commencement of 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 of the Maharashtra Real Estate (Regulation and Development)(Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2016

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 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.


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 Pune on this 20th day of July, 2012


Deponent

NOTED AND REGISTERED AT
SERIAL NUMBER 86033 / 29/7/12



BEFORE ME


SUNIL R. KOTLIKAR
NOTARY, GOVT. OF INDIA
PUNE DISTRICT (MAHARASHTRA)
REGD. No. 9054



Annexure 1

M/s. Stratford Realty LLP, being a Limited Liability Partnership Firm, and having its office at ABIL House, 2, Range Hill Corner, Ganesh Khind Road, Pune 411 007 have produced following:

- 1) Mortgage Deed dated 8th June, 2016 with HDFC Bank Limited, Branch: 93, Anand Park, Rajyog Creations, Off ITI Road, Aundh, Pune and registered in Sub-Registrar Haveli No.15, at serial no. 4305/2016;

In terms whereof mortgage is created on the under reference property. On perusal of the said indenture of mortgage(s) and other information furnished by the said LLP, it emerges that lien/mortgage/ and/or charge is created in favour of M/s. HDFC Bank Limited, Off ITI Road, Aundh, Pune as stated above. The description of the property under discussion is as follows:

Description of the Immovable Property

All that piece and parcel of freehold Land bearing Sub-Plot No.1 out of Survey No. 102A/1B Final Plot No. 3 of Town Planning Scheme I, Village Yerwada, Taluka Pune City, Pune, totally admeasuring about 18,556 square meters.

