

640/2019



महाराष्ट्र MAHARASHTRA

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अनु.क्र. २७७३४ दि. 29 MAR 2019 मु.शु.रकम. १००१

वस्तावा प्रकार

फक्त प्रतिज्ञापत्र

वस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे दर्शन

मुद्रांक विकत घेणाऱ्याचे नांव

पत्ता

दुसऱ्या पक्षकाराचे नांव

हस्ते व्यक्तीचे नांव व पत्ता

मुद्रांक विकत घेणाऱ्याची सही

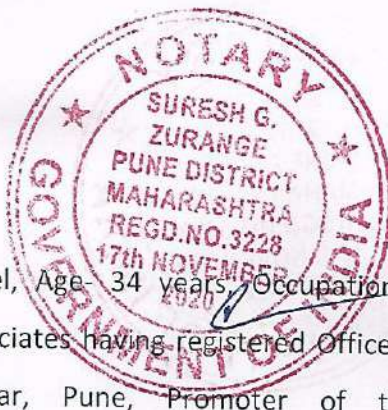
जनार्दन लक्ष्मण काळभोर
परवाना क्र. २२०१०७४
लोणी काळभोर ता हवेली, जि. पण



Form "B"

Affidavit cum Declaration

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.



I Ketankumar Ravjibahi Patel, Age- 34 years, Occupation- Business, Authorised Signatory of M/s. Vishal Associates having registered Office at- 302, Vishal Ventila, Magarpatta Road, Hadapsar, Pune, Promoter of the proposed project "Belleza C Wing" located at Sr.No.236 Hissa No.3+4+5, Village- Malwadi, Hadapsar, Taluka- Haveli, District- Pune, do hereby solemnly declare, undertake and state

- 1) That the Promotor has a legal title report to the land on which the development of the project is proposed.
- 2) That the project land is free from all encumbrances.
- 3) That the project shall be completed within the stipulated time from the date of registration.
- 4) That Seventy percent of the amounts to be realised hereinafter by co-promotor for the real estate project from the allottees, from time to time, shall be deposited inseparate account to be maintained in 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- 5) That the amounts from the separate account shall be withdrawn in accordance with rule 5.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 the Promotor shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and it shall be verified during audit that 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 the Promoter shall take all the pending approvals on time, from the competent authorities.
- 8) That 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 changes occurring.

SURESH G. ZURANGE
ADVOCATE & NOTARY
(GOVERNMENT OF INDIA)
A-32, Indira Healing Co-Op. Hsg. Soc.
Hadapsar, Pune-411 028.

NOTED AND REGISTERED
17 NOV 2020
4 APR 2021



- 9) That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10) That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment.



For VISHAL ASSOCIATES

Authorized Signatory

Verification

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

Verified by me at Pune on this 4th month of April, 2019

For VISHAL ASSOCIATES

Authorized Signatory



BEFORE ME

SURESH G. ZURANGE
NOTARY
GOVT. OF INDIA

4 APR 2019

NOTED AND REGISTERED
AT SR. NO. 640/2019
DATE 4 APR 2019.....

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