



महाराष्ट्र MAHARASHTRA

● 2021 ●

ZV 188509

1535 6 APR 2022 100/-
अनु.क्र. दि. मु. शु. रकम.

दस्तावा प्रकार फर्म प्रिजायन

दस्त नोंदणी करणार अहता का ? होय/नाही.

मिलकतीचे वर्णन

मुद्रांक विकत येणाऱ्याचे नाव शे.ने.नाईट प्रॉपर्टीज प्र. लि.

पत्ता

ब्लॉक २०, फ्लो

दुसऱ्या पक्षाकडचा नाव

हस्तें व्यक्तीचे नांव व पत्ता

मुद्रांक विकत घेणाऱ्याची सही

अव कायनासाठी व्यक्ती मुद्रांक खरेदी केला, त्याने तसेच कायनासाठी मुद्रांक

खरेदी केला/नाही व महिण्यात कायनाचे यथार्थपणे वर्णन केले आहे.

परवाना क्र. २२०९९२५

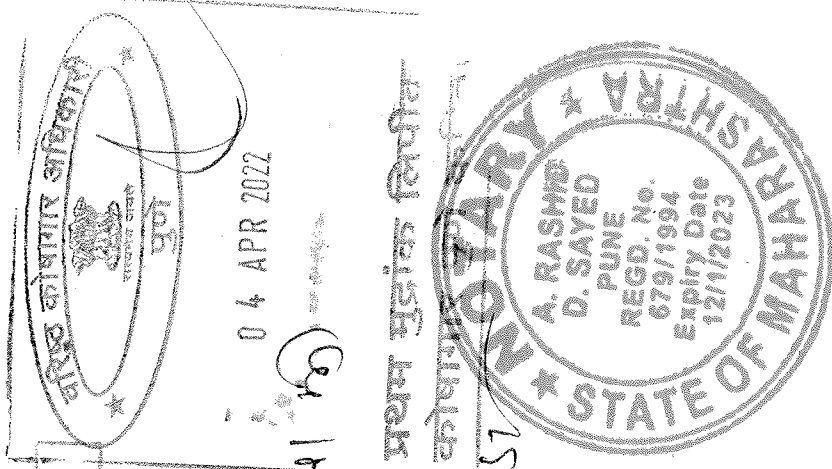
४३९, सोमवार पेठ, पुणे-४३

Form B

Promoter

Affidavit cum Declaration

The Midas Residences phase -1



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

(Selenite Properties Private Limited)

Affidavit cum Declaration of M/s. Selenite Properties Private Limited through authorized person Mr Siddharth Jain promoter of proposed project name as '**The Midas Residences Phase 1**' situated S No 44/5/1,44/6/1,44/6/2, 44/7, Village Balewadi, Tal. Haveli, District Pune.

I, Mr. Siddharth Jayantilal Jain Authorised Person of M/s. Selenite Properties Private Limited 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 promoter has a legal title Report to the land on which the development of the project is proposed and Mr. Dipesh Lad has issued a legal title Report to the land on which the development of the proposed project is to be carried out

2. We have not availed any project loan from any Bank, Financial Institutions, Pathsanstha, or person, for purchase of the said land or for the construction of the buildings on the said property.

OR

That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details (consent document uploaded).

Details of Litigation –

There are no Litigations on the said Land

1. That the time period within which the project shall be completed by me/promoter from the date of registration of project; dt. 31/12/2026

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 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 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 said changes occurring.

9. That the promoter have / 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, plot or building, as the case may be.

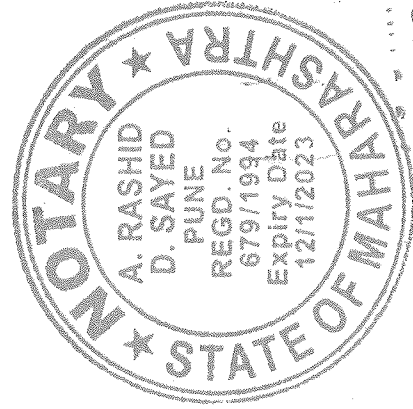


Deponent

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 7TH April 2022.





Deponent

ATTESTED BY



A. Rashid D. Sayed
Notary, State of Maharashtra
PUNE

9 APR 2022

Noted & Registered
At Sr. No.: B7255/2022