

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

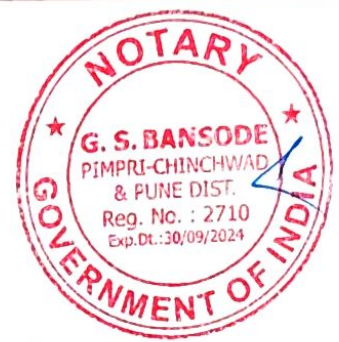
रु. 100

भारत INDIA

INDIAN NON JUDICIAL

सत्यमेव जयते

Affidavit cum Declaration



Affidavit cum Declaration

We Mr. Sachin Avinash Bhalerao, Mrs. Vaishali Shashikant Chavan, Mr. Sachin Dattatray Bhondve, Mr. Vishal Dattatray Bhondve and Shiv Sai Infra Reality LLP, Partner of Avirat Developers having register office at Plot no 186A, Sector No 27, Pradhikaran, Nigdi, Pune – 411044. We are the promoters of the proposed project “PANOREEVA GREENS” situated at Survey 110/2/3A/1, 110/2+3B/1A, 110/4 Chinchwad, Pune – 411033. Vides its / his / their authorization.

We are promoter of the proposed project / duly authorized by the promoter of the proposed project does hereby solemnly, declare, undertake and state as under

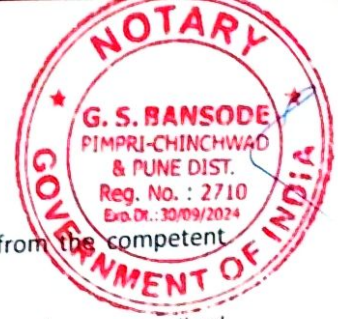
1. We Mr. Sachin Avinash Bhalerao, Mrs. Vaishali Shashikant Chavan, Mr. Sachin Dattatray Bhondve, Mr. Vishal Dattatray Bhondve, and Shiv Sai Infra Reality LLP, through its Partner of the “M/s. AVIRAT DEVELOPERS” promoters have/has a legal title to the land on which the development of the project is proposed,

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 enclosed herewith

2. That the project land is free from all encumbrances.
3. That the time within which the project shall be completed by promoter is Dated 31/12/2028 from the date of registration of the project.
4. 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 Scheduled bank / private bank as permissible by MAHARERA 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I/promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Verification

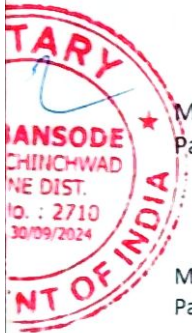
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at _____ on this day of Deponent

Mr. SACHIN AVINASH BHALERAO
Partner

[Signature]
.....
[Signature]
.....

Mr. VAISHALI SHASHIKANT CHAVAN
Partner



Mr. SACHIN DATTATRAY BHONDVE
Partner

[Signature]
.....

Mr. VISHAL DATTATRAY BHONDVE
Partner

[Signature]
.....

Mr. SHIVSAI INFRA REALITY LLP
Through its authorized signatory &
Partner MR. Kamlesh Mohan Murhe

[Signature]
.....

Noted and Registered at

Serial Number -

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SIGNED BEFORE ME

G. S. BANSODE
ADVOCATE & NOTARY
GOVT. OF INDIA
Dattawadi, Akurdi, Pune-35

03 SEP 2024

