



महाराष्ट्र MAHARASHTRA

2024

DL 684221

306314 27 FEB 2025 मु.शु.रकम...500/-

स्ताचा प्रकार फक्त प्रसिद्धापत्र

स्त नोंदणी करणार आहेत का ? होय/नाही.

मिलकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव

पत्ता

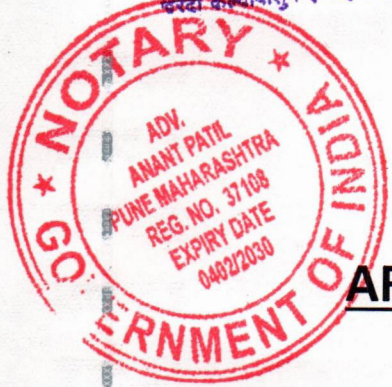
दुसऱ्या पक्षकाराचे नांव

हस्ते व्यक्तीचे नांव व पत्ता

मुद्रांक विकत घेणाऱ्याची सही

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

किरण देवराम लडवत
परवाना क्र. २२०११२५
४३९, सोमवार पेठ, पुणे-११



FORM - B

AFFIDAVIT CUM DECLARATION



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संविधानात् प्रमाणितः
प्रमाणितः

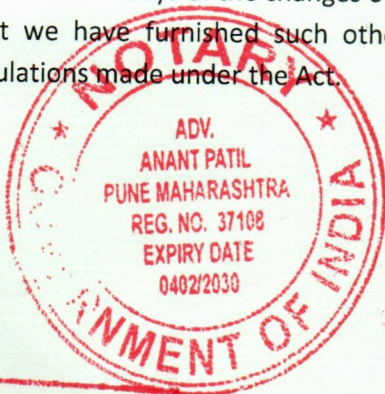


1.1 FEB. 2012
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We, **ELITE PROPERTY**, having registered office at Office No 5, 3rd Floor, Lara Apartment, Sadhu Vaswani Chowk, Near Woodland Hotel, Pune – 411001, promoter of the proposed project “**VK SKY VILLA ROSE**” located at S. No. 8/1A/1(P), Autade Handewadi, Taluka - Haveli, District – Pune, PIN – 411028 (the said Property), total area 1950 sq.mtr, that –

1. That we have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the project shall be completed within the stipulated time from the date of registration, i.e., 31/03/2028.
4. That, seventy percent of the amounts to be released hereinafter by us for the real estate project from the allottees, from time to time, shall be deposited in separate 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 That the amounts from the separate account shall be withdrawn in proportion of percentage of completion of project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we 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 practicing chartered accountant, and it shall be verified during audit that amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion of the percentage of completion of the Project.
8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we 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 7 days of the changes occurring.
10. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



BEFORE ME

ADV. ANANT PATIL
Notary Govt. of India
Pune, Maharashtra

For **ELITE PROPERTY**

Mr. Dinaesh Vinnay Kriplani
Deponent

Verification

Noted and Registered at	
Serial No.	0007
Date	04/03/2025

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

Verified by us at Pune on this 04th day of March, 2025.

For **ELITE PROPERTY**

Mr. Dinaesh Vinnay Kriplani
Deponent

