

16775/2018



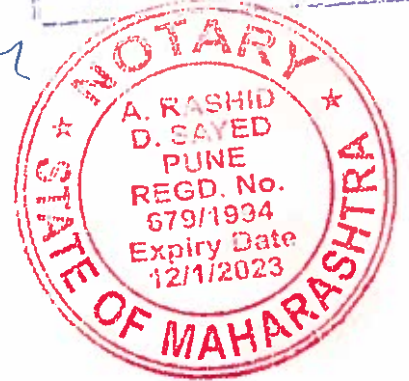
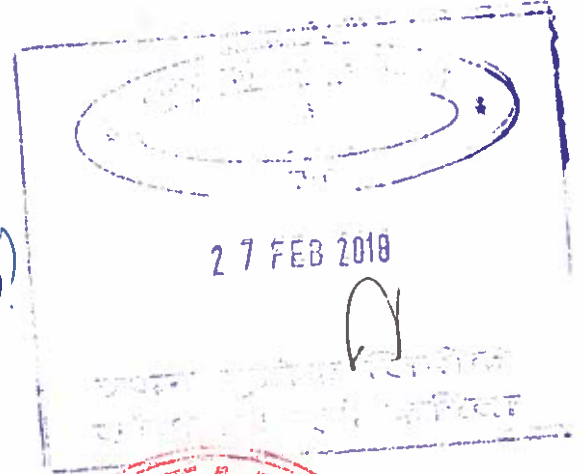
महाराष्ट्र MAHARASHTRA

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१६६६६२ दि. मु. शु. रकम. १००
नाचा प्रकार
दस्त नोंदणी करणार आहेत का ? होय/नाही.
मिळकतीचे वर्णन
मुद्रांक विकत घेणाऱ्याचे नाव
पत्ता
दुसऱ्या पक्षकाराचे नांव
हस्ते व्यक्तीचे नांव व पत्ता
SANGIETAA LOKANDE
परवाना क्र. २२०११२४
मुद्रांक विकत घेणाऱ्याची सही भोवोज हॉटेल कम्पाउंड, बंडगार्डन रोड, पुणे-१.
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक
ज्येदी केव्हापासून ६ महिन्यात वापरणे बंधनकारक आहे



FORM "B"

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/S. RAVIRAJ ABHINANDAN ASSOCIATES LLP, [PAN NO: - AAJFR5546F], a Limited Liability Partnership Firm registered under the provisions of the Limited Liability Partnership Act, 2008, having its Office at: Office Nos. 1 to 5, Second Floor, Millennium Star, Dhole Patil Road, Pune



– 411001 Through its designated Partners **Shri. Ravindra Naupatlal Sakla and Shri. Abhinandan Ravindra Sakla** of the proposed project '**THE SECRET GARDEN**'.

We **M/S. RAVIRAJ ABHINANDAN ASSOCIATES LLP**, a Limited Liability Partnership Firm through its authorized Partner **Shri. Ravindra Naupatlal Sakla and Shri. Abhinandan Ravindra Sakla**, promoter/owner of the new project '**THE SECRET GARDEN**' do hereby solemnly declare, undertakes and state as under:

1. That We / 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 Sale Deeds of the land on which real estate project is to be proposed and the said Sale Deeds are enclosed herewith.

2. That the project land is free from all encumbrances.
3. That the time period within which the project '**THE SECRET GARDEN**' shall be completed by us/promoter from the date of registration of project is 17/11/2019;

That seventy per cent of the amounts realised 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 We / 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 We/the promoter shall take all the pending approvals on time, from the competent authorities.
8. That We/ 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 We / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That We/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For M/s.Raviraj Abhinandan Associates LLP,


Shri. Ravindra Naupatlal Sakla


Shri. Abhinandan Ravindra Sakla
Partners

Verification

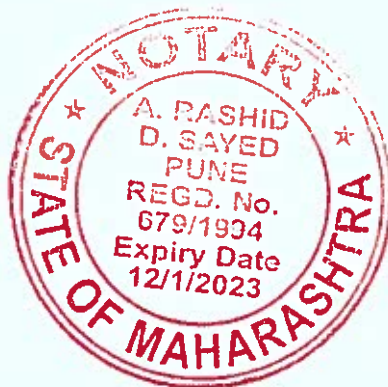
The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by us at Pune on this 21st day of April 2018.

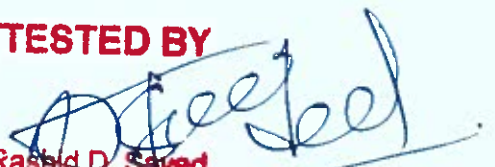
For M/s. Raviraj Abhinandan Associates LLP,


Shri. Ravindra Naupatlal Sakla


Shri. Abhinandan Ravindra Sakla
Partners



ATTESTED BY


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

23 APR 2018

Noted & Registered
At.Sr.No.: 16775/2018

