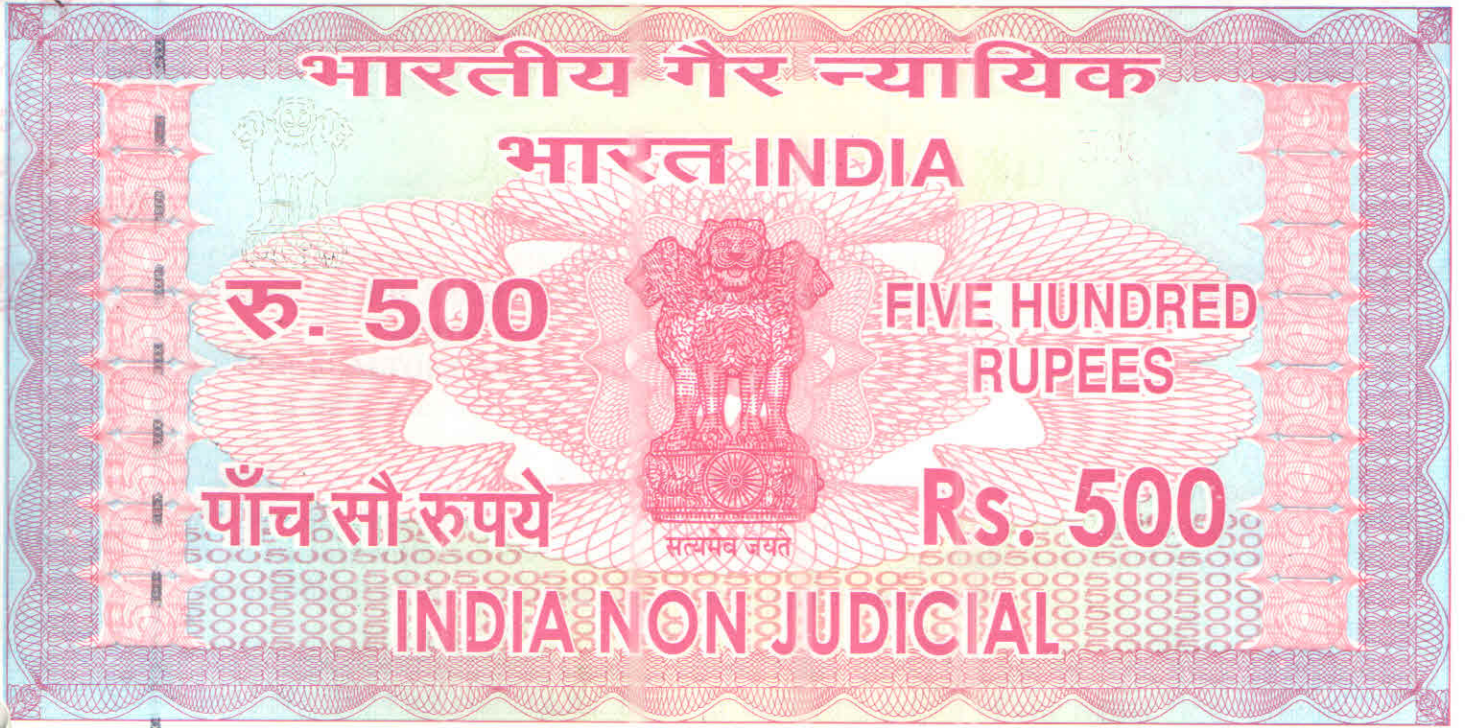


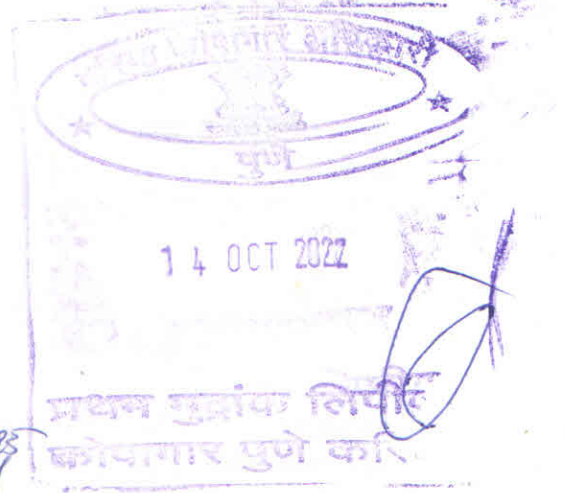


महाराष्ट्र MAHARASHTRA

2022

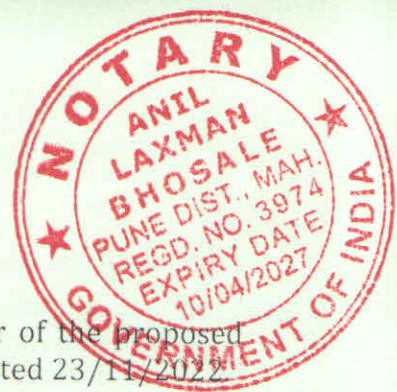
BS 891563

अनु.क्र. २९६६ दि. २७/१०/२०२२ मु.शु.रकम. ५००/-
दस्तावा प्रकार
दस्त नोंदणी करणार आहेत का ? होय/नाही.
मिळकतीचे वर्णन
मुद्रांक विकत घेणाऱ्याचे नांव
पत्ता
दुसऱ्या पक्षकाराचे नांव
हस्ते व्यक्तीचे नांव व पत्ता
सी. सुजाता मोकाशी
परवाना क्र. २२०१०४५
३२, सुनेध सोसा. कोथरुड, पुणे-३८.
ज्या कागजासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक
खरेदी केल्यापासुन ६ महिन्यात वापरणे बंधनकारक आहे.



Affidavit cum Declaration

(P.T.O.)



Affidavit cum Declaration of Mr./Ms. SAI SWARAJ REALTORS promoter of the proposed project name of AISHWARAM FUTURE vide its/his/their authorization dated 23/11/2022

I, SAI SWARAJ REALTORS promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter 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 is enclosed herewith.
2. That details of encumbrances of property S.NO. 49/5/1, S.No. 49/5/2, S.No. 49/5/5 and S.No. 49/4 amounting Rs. 18.88 Cr including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by me/promoter is 15/10/2027.
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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.

(Signature)

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 23rd day of Nov. 2022

(Signature)

Deponent



BEFORE ME

(Signature)

ANIL LAXMAN BHOSALE
NOTARY GOVERNMENT OF INDIA, PUNE
REGD No 3974

Noted And Registered At

Serial Number 1511/2022

23 NOV 2022

