



महाराष्ट्र **MAHARASHTRA** ० 2017 ०

तो स्टॅम्प ६ महिन्यांच्या आत वापर करायचा आहे.

दस्तावाप्रकार / अनुच्छेद क्रमांक :

दरमि नोंदणी करणार आहेत का :

नोंदणी होणार असल्यास :

मिळविले

नोबदल

मुद्रांक

दुसऱ्या पक्षाक

हस्तासह्यात नाव नोंद

मुद्रांक शुल्क रकम

मुद्रांक विक्री नोंद वही क्रमांक : 3575 दि.

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक मुद्रांक विक्रेत्याची सही/पत्ता

परवाना क्रमांक

Ina Pune Lawyers Consumers

Co-op Society Ltd., Pune-5

LIC. No. 320111

Affidavit Cum Declaration





Form 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s Anshul Siddhi Promoters and Builders, promoters of the proposed project having its registered office at 501, Karan Tej Bonita, CTS No. 1187/16, Plot No. 549/15, Off Ghole Road, Shivajinagar, Pune- 411005 promoter of the ongoing project i.e. Anshul Casa G building situated at - Survey No. 226/1B, 226/1C/1, 226/1C/2, 226/1C/3, Wakad, Taluka Haveli, District Pune 411057

I Mr. Deepak Vilasrao Jagtap, Age-46 years, Occ-Business Partner of M/s Anshul Siddhi Promoters and Builders the promoter of the ongoing project do hereby solemnly declare, undertake and state as under

1. That I have a legal title report to the said land on which the development of the project is to be carried out

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 including dues and litigation details of any rights, title, interest or name of any party in or over such land along with details.

Sr No.	Encumbrances
1	The promoter has taken loan facility in respect of the said land i.e Survey No. 226/1B, 226/1C/1, 226/1C/2, 226/1C/3 from Housing Development Finance Corporation Limited, company incorporated under Indian Companies Act 1956 and having its registered office at Ramon House, H. T. Parekh Marg, 169, Backbay Reclamation churchgate, Mumbai-400020 and branch office among other places at HDFC House, 1500, University road, Shivajinagar, Pune 411005 for an amount and created a charge of Rs. 15,00,00,000/- (Rupees Fifteen Crores Lakh Only) on development rights of that project. The mortgage deed between the parties is executed on 14/07/2016, which is registered in the office of Sub-registrar Haveli no. 19 vide Sr. No. 6149 /2016 on 18/07/2016

3. That the time period within which the project shall be completed by me from the date of registration of project on or before 30.04.2020
4. (a) For new projects:
That seventy percent of the amounts realized by us 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realized 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.

(ii) That entire of the amount to be realized hereinafter by me 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 receivables of the project is less than the estimated cost of completion of the project.

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 only 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 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 has been utilized for the project and the withdrawals has been in compliance with the proportion to the completion of the project.

8. That I shall take all the pending approvals on time, from the competent authorities.

9. That I have furnished such other documents as has been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.Act.

10. That I shall not discriminate on the basis of caste, religion, region, language, sex, or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Deponent No.1

(Mr. Deepak Vilasrao Jagtap)



Verification

I Mr. Deepak Vilasrao Jagtap, Age-45 years, Occ-Business, registered office at 501, Karan Tej Bonita, CTS No. 1187/16, Plot No. 549/15, Off Ghole Road, Shivajinagar, Pune- 411005 do hereby verify that the contents in para No. 1 to 10 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 19 day of July, 2017.



Deponent No.1

(Mr. Deepak Vilasrao Jagtap)



BEFORE ME



DAMODAR B. KHALADKAR
NOTARY, STATE OF MAHARASHTRA
PUNE



Noted and Registered
at Serial Number.

115/2017
19/07/2017