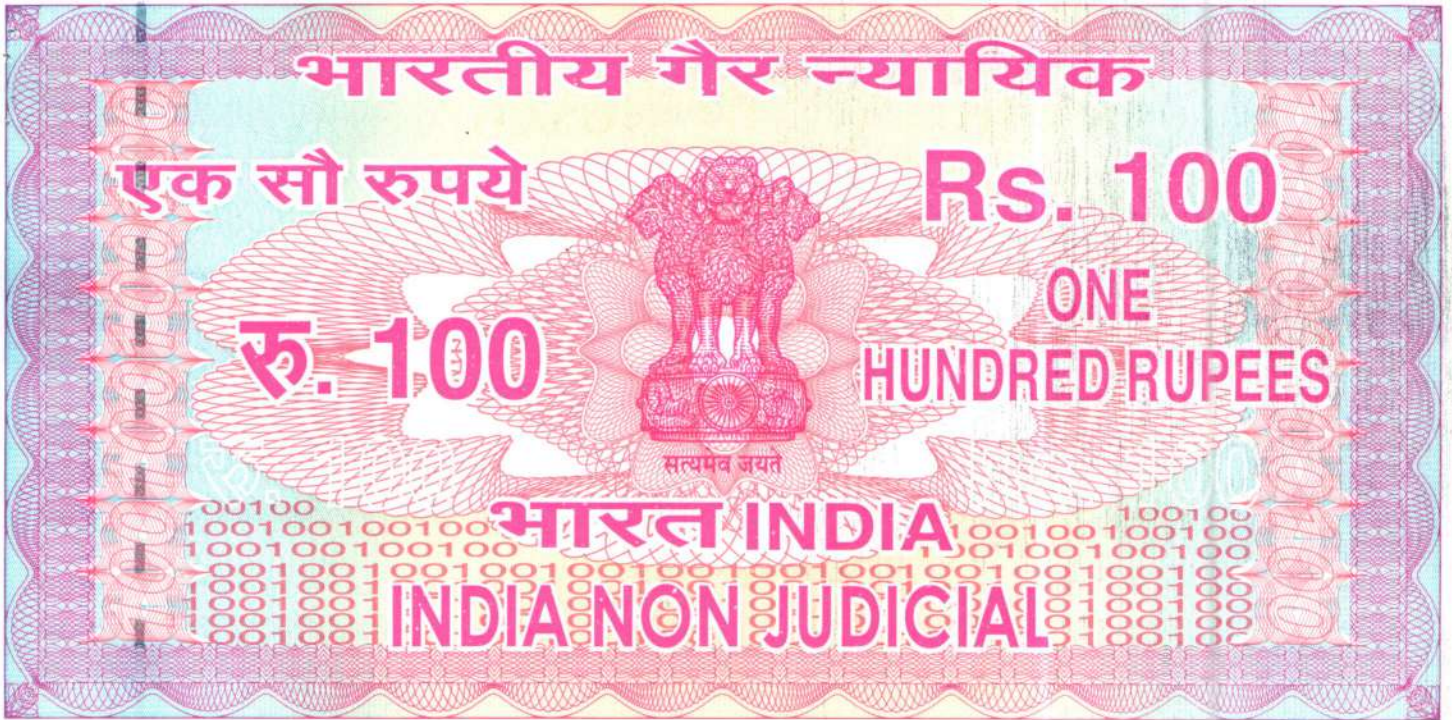




महाराष्ट्र MAHARASHTRA

2017

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1) मुद्रांक विकत

2) पत्ता

3) हस्ते उल्लिखित

4) पत्ता

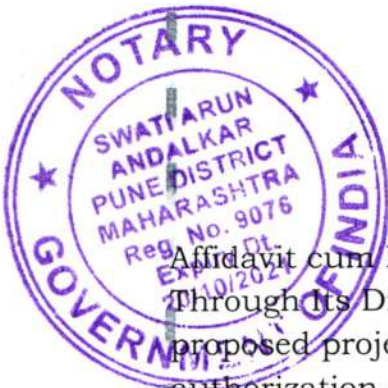
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मुद्रांक विकत घेणाऱ्याचा सही

बाबासाहेब भगवान आतकिरे
कोठवा, पुणे-४६
अक्षय राजगोपाल...पुणे

Sans. D. K. Kulkarni
साधना दि. कोठारी

ला. नं. - 2209928 ह. क. 99
FORM 'B'
मार्केटगार्ड पुणे- 37



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Ranjeet Property Developers (I) Pvt. Ltd.
Through its Director MR. BABASAHAB BHAGWAN ATKIRE promoter of the
proposed project SHREE SIDDHIVINAYAK PLATINUM PARK, vide his
authorization dated _____;

I, Ranjeet Property Developers (I) Pvt. Ltd. Through Its Director MR. BABASAHEB BHAGWAN ATKIRE promoter of the proposed project SHREE SIDDHIVINAYAK PLATINUM PARK PHASE-II do hereby solemnly declare, undertake and state as under:

1. That I/Director have a legal title Report to the land on which the development of the project is SHREE SIDDHIVINAYAK PLATINUM PARK-PHASE-II have/has a legal title Report to the land on which the development of the proposed 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.

2. That the said land is free from all encumbrances.
3. That the time within which the project shall be completed by promoter From the Date of Registration of project is 31/12/2021
4. (a) For ongoing project on the date of commencement of the Act
 - a. 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. That entire 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, 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 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
6. That The 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 project have been utilized for the project and the withdrawal has followed the proportion to the percentage of completion of the project.



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

Babasaheb
 X
 MR. BABASAHEB BHAGWAN ATKIRE
 Proprietor of Ranjeet Developers
 Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.
 Verified by me at PUNE on this 29th day of July 2017.

Babasaheb
 f
 MR. BABASAHEB BHAGWAN ATKIRE
 Proprietor of Ranjeet Developers
 Deponent



BEFORE ME

Andalkar
 SWATI ARUN ANDALKAR
 NOTARY
 GOVT. OF INDIA

NOTED AND REGISTERED
 AT SR. NO. 2917/2017
 DATE 31/8/2017