



महाराष्ट्र MAHARASHTRA

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का का प्रकार

कस्त नॉदणी करणार आहेत का ? होय/नाही.

विक्रयकतीचे वर्णन

मुद्रांक दिकते घेणाऱ्याचे नाव

पत्ता

इसच्या पक्षकाराचे नांव

इसते व्यक्तीचे नांव व पत्ता

Sangietaa Lokande

SANGIETAA LOKANDE

परवाना क्र. 2209928

मुद्रांक दिकते घेणाऱ्याची सही मोबोज हॉटेल कम्पाऊंड, बंडगार्डन रोड, पुणे-१

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



FORM - B

AFFIDAVIT CUM DECLARATION

Aswath

MAHARASHTRA

We, **Triaa Skyscrapers LLP**, having registered office at 401A, 4th Floor, C Building, City Bay, S. No. 347, CTS No. 14, Dhole-Patil Road, Pune - 411001, promoter of the proposed project "**NESTERRA – PHASE 1**" located at S. No. 297/3A/1/1 + 297/3A/1/2 + 297/3A/1/3 + 297/3A/2 + 297/3B, Lohgaon, Taluka - Haveli, District – Pune, PIN – 411047 (the said Property), total area 6666.58 sq.mtr, do hereby solemnly declare, undertake and state –

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., 31/12/2030.
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 That the amounts from the separate account shall be withdrawn in proportion of percentage of completion of project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

For Triaa Skyscrapers LLP

As Goel

Mr. Ankit Shyamlal Goel
Deponent

Verification

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 26th day of April, 2025.



For Triaa Skyscrapers LLP

As Goel

Mr. Ankit Shyamlal Goel
Deponent