



महाराष्ट्र MAHARASHTRA

2024

14AB 440658

मुद्रांक विक्री नोंदवही अनु. क्रमांक 13947 दिनांक 19 JUL 2024

इसताना प्रकार प्रतिज्ञापत्र मुद्रांक शुल्क रक्कम 100/-

दस्त नोंदणी करणार आहेत का? होय(Yes)/ नाही(No)

1. ज्ञातीचे घोडक्यात वर्णन-

4. क विकत घेणाऱ्याचे नांव- Sanjeev Kumar - Charhali

दुसरे पक्षकारांचे नांव-

हस्त असल्यास त्याचे नांव- Shubhan Sadhu

मुद्रांक विक्री करणारा हा ज्ञाने व्यक्तीची सही

संविद नं. विक्रेता
सा. नं. HVL VIII-2201096
टिपणेनाम, पृष्ठ- 32



ज. स. शासनासाठी ज्ञानी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे.

FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER



1. That promoter has a legal title Report to the land on _____ on which the development of the project is proposed

OR

Mr. Sarvesh Kumar Bhardwaj, Binod Kumar Pandey, Dr. Pratibha Sharma, Dilip Chimanrao Tajane, Rakesh Kumar Gautam, Prakash Yashwant Thothé, Sonali Prakash Thothé, Radhika Sharan Pateria, Ayush Mishra, Madhu Porwal, Vinceta Pathak, Shyam Sunder Porwal, Renu Meena, Priyam Porwal, Rabindra Prasad Srivastava, Manish Mahadeo Lande, Sushant Kumar, Prashant Sharma, Sushil Kapoor, Swapnil Vitthal Dolas, Manjit Guha, Atul Jakhwal, Deepika Mehta, Rajender Singh, Pushplata, Vinceta Sinha, Anil Kumar Sinha, Ashish Govila, Beena Devi Dixit, Rakesh Chadha, Kunj Nath Sinha, Sunil Pawar, Shweta Gaurav Mandekar, Santosh Kadam, Smita Alankar Jadhav, Varsha Praveen Laad, Vijay Kumar Mishra, Sonali Shahi, Arun Bhat, Praveen Laad, Amrita Sharma, Alankar Jadhav, Ganjanan Suryawanshi Kajal Gautam, Madhu Kumar, Tanmay Bhardwaj 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 herewith.

2. That the project land is free from all encumbrances.

OR

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

- a)
- b)
- c)

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is **31/03/2029**

4. (A) For New Projects: 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

(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 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 realized hereinafter by me/promoter for 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 the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.



6. That I / 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 I / the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / 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 I / the promoter have/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.



For,
Winsomek Builders

A handwritten signature in blue ink, appearing to read "Sanjeev Kumar".

Mr. Sanjeev Kumar
Partner

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 19th day of JULY, 2024

For,
Winsomesk Builders

Sanjeev Kumar
Mr. Sanjeev Kumar
Partner

Sanjeev Kumar

Kuchekar
Adv. Nitin Jayram Kuchekar
(B.Com.L.L.B.)
Mobile: 9881111184
Office: Jai Ganesh Vishwa, B Wing
Shop No. 131, Near Govinda Hotel
Sr. No. 48 Vishrantwadi, Pune- 411015



BEFORE ME

Santosh Baban Kamble
*SANTOSH BABAN KAMBLE
NOTARY, GOVT OF INDIA
PUNE



NOTED AND REGISTERED AT

SERIAL NUMBER 285/2024

19 JUL 2024