



महाराष्ट्र MAHARASHTRA

2016

AB 836508

दस्तावेज प्रकार Affidavit

दस्त नोंदणी करणार आहेत का?

नोंदणी होणार असल्यास दु निबंधक कार्यालयचे सव

मिलतजीचे वर्णन.....

पॉवरदला नम्य.प

मुद्रांक विधित्त विभागाचे सव र पना. Union Properties Pvt. Ltd. Madan

दुसरा पक्ष. Banerjee

हसने इत्यादी. Sayyad

मुद्रांक शुल्क. 12038...

मुद्रांक दिवसी नोंदणी. दिनांक 2/07/2017

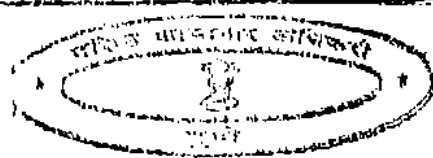
मुद्रांक विक्री घेणाऱ्याचे सव

परवानाधारक/मुद्रांक विक्रीत्याचा सव

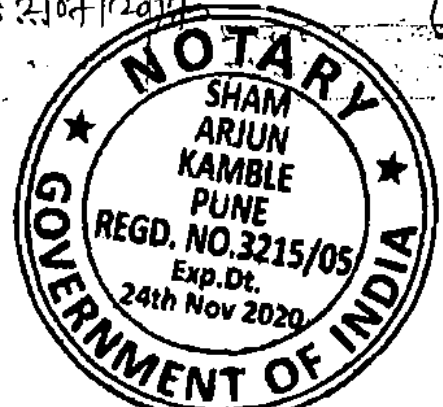
श्री रामकुमार शेव्यास आगरवाल

परवाना क्र. 2208/00

ऑफ रोड, खडकी, पृजे 20



19 JUL 2017



FORM 'B'

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr Prakash Mokashi a director of M/s. Deron Properties Private Limited promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/ his/ their authorization dated 01.06.2017.

I, Prakash Mokashi director of Deron Properties Private Limited promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake & state as under:

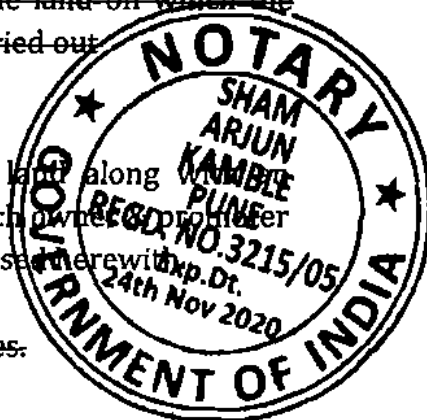
1. ~~That I/ promoter have/ has a legal title report to the land on which the development of the project is proposed.~~

OR

~~_____ 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

We have obtained project finance from Dewan Housing Finance Corporation Ltd. Pune details of which are as under

Sr. No.	Details of Facility	Sanctioned Limit	Outstanding Loan	Security
1	Project cash credit Limit	3000.00 Lakh	3000.00 Lakh	Land, Present & Future Construction & Hypothecation on the receivable

We have created registered Mortgage of project land bearing Survey No. 43/2A/3, 43/2A/4 & 43/2B/1/2/1 village Rahatani, Pune, to secure the above facilities. The Mortgage Deed dated 30.03.2017 which is registered in the office of the Sub-Registrar Haveli No. 15 bearing No. 2714/2017.

3. That the time period within which the project shall be completed by me/ promoter from the date of registration of the project;

4.

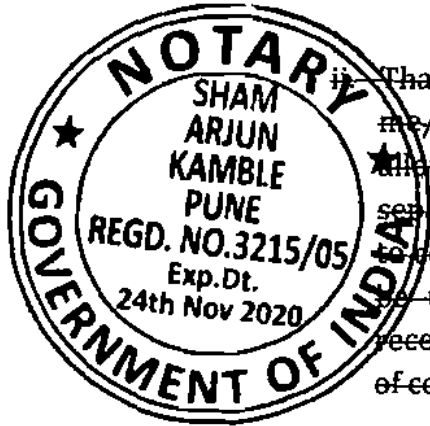
- a. ~~For new projects:~~

~~That seventy percent of the amounts realized 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 & the land cost & shall be used only for that purpose.~~

- b. For ongoing project on the date of commencement of the Act :

- i. That seventy percent 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 & the land cost & shall be used only for that purpose.

OR



~~ii. 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 & the land cost & 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 amount from the separate account shall be withdrawn in accordance with Rule 5
6. That I/ the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, & shall produce a statement of accounts duly certified & signed by such practicing Chartered Accountant, & it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project & the withdrawal has been in compliance with 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 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 & 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 have been prescribed the rules & regulations made under the Act.
10. That I / the promoter shall discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent
For Deron Properties Pvt. Ltd.

P. R. Madhukar

Prakash Madhukar Moheshwari
Director of Deron Properties Pvt. Ltd.

Verification

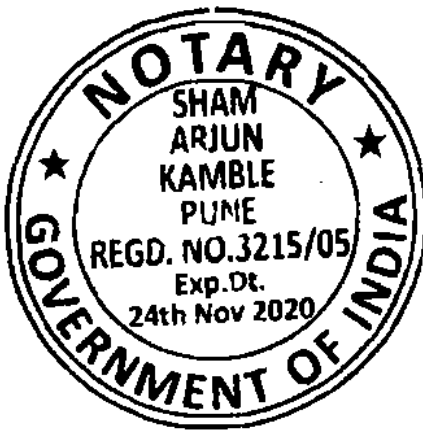
The contents of my above Affidavit cum Declaration are true & correct & nothing material has been concealed by me therefrom.

Verified by me at Pune on this 22th day of July 2017.

Deponent
For Deron Properties Pvt. Ltd.

Prakash Madhukar Mokashi

Director
Prakash Madhukar Mokashi
Director of Deron Properties Pvt. Ltd.



BEFORE ME

S. A. Kamble
S. A. KAMBLE
NOTARY GOVT. OF INDIA
PUNE DIST.

Noted And Registered
at Serial Number 18

22 JUL 2017

