



महाराष्ट्र MAHARASHTRA

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यामुळे या मुद्रांकाचा वापरणे बंधनकारक आहे.

EA 673317

क्र. ८८३५ दि. २१/०८/२०२५ गु. शु. रकम ५००/-

स्तावा प्रकार दोस्ताने

दस्त नोंदणी करणार आहेत का? होय/नाही

मिळवणीचे वर्णन

नामिक विकत घेणाऱ्याचे नाव म.प्र. के.के.ए.ए.ए.

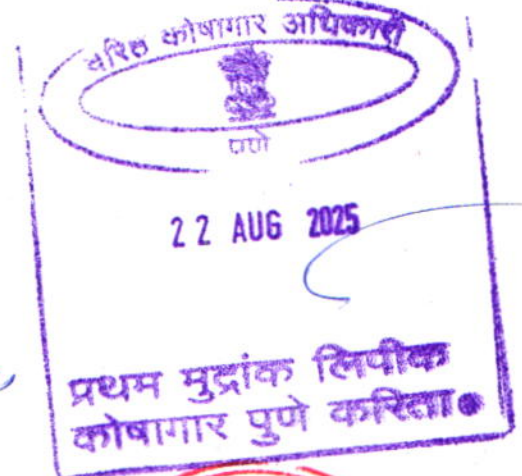
व. ब. २२/०८/२०२५

म.प्र. के.के.ए.ए.ए.

व. ब. २२/०८/२०२५

म.प्र. के.के.ए.ए.ए.

म.प्र. के.के.ए.ए.ए.



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

Affidavit cum Declaration

[Signature]

008



महाराष्ट्र शासन, न्याय विभाग, पुणे
पुणे जिल्हा न्याय दफ्तरी, पुणे





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**

Affidavit cum Declaration

Affidavit cum Declaration of M/s ANP SHELTERS LLP having its registered office at ANP ONE, 202 Second Floor, Balewadi Highstreet, S.No. 109(P), Baner, Haveli, Pune. 411045 Promoter of project i.e. "ANP PRIVADO" situated at the location Survey No. 16(part), 16 B, 16 K, 16 KH, 16 T, 16 TH, 16 J, 16 JH, 16 G, 16 CHH Village BANER(South), Taluka: Haveli, Dist: PUNE. - 411045 through Authorised Signatory/Partner Mr. Sunil Harumal Adwani, Age:-61 years, Occupation :- Business, do hereby solemnly declare, undertake and state as under:

1. That the promoters have a legal title Report to the land on which the development of the project is proposed to be carried out.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter from the date of registration of project is on or before **30/09/2031**.
4. That seventy per cent of the amounts to be realised 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That the 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.

NOTED & REGISTERED
At Pune
Date: 25 SEP 2022

7. That the promoter shall take all the pending approvals on time, from the competent authorities.

8. That 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 the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

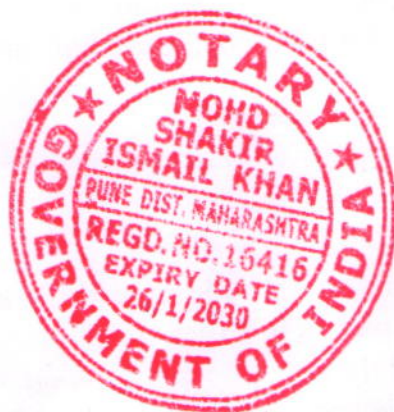


Deponent
Mr. Sunil Harumal Adwani
Partner M/s ANP SHELTERS LLP

Verification

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

Verified by me at Pune on this 02 day of Sept. 2025



Deponent

BEFORE ME


MOHD SHAKIR ISMAIL KHAN
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
- 2 SEP 2025



NOTED & REGISTERED
At Sr.No. 1640/2025
Date - 2 SEP 2025