

महाराष्ट्र MAHARASHTRA

2024

CV 022755

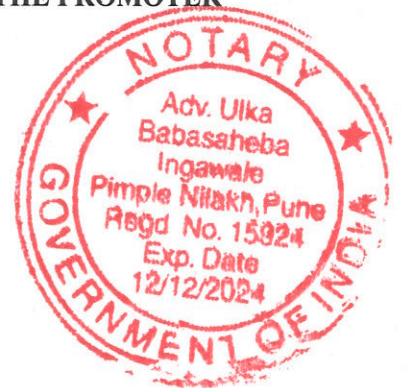
महाराष्ट्र सरकारची जाणीची मुद्रांक खरेदी केल्याची कालावधीच्या आधारे
मुद्रांक खरेदी केल्यापासून ६ महिन्यांत वापरणे आवश्यक आहे

अनु.क्र. 38680 99/99/2024 ५००
दि. ०८/११/२०२४
मु.शु.रकम. ५००
दस्ताचा प्रकार रेटा राजिस्त्रेशन
दस्त नोंदणी करणार आहेत का? होय/नाही.
मिळकतीचे वर्णन
मुद्रांक विकत घेणाऱ्याचे नांव श्री. डेवेंद्र
पत्ता शिवाजीनगर (पुणे)
दुसऱ्या पक्षकाराचे नांव रेटा
हस्त व्यक्तीचे नांव व पत्ता विकास चावळे, शिवाजीनगर
शुभांगी सुहास बनकर
परवाना क्र. २२०९९९९
मुद्रांक विकत घेणाऱ्याची सही ९३४४ शिवाजीनगर, पुणे म.प.प. म.प.प.

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 Shree Developers Promoter of the proposed mixed project (Residential & Commercial) "Shree's Kadam Paradise" having office at 297 / 245 B, Shivajinagar, Pune - 411005 through its Proprietor Mr. Narendra M. Solanki.

I, Mr. Narendra M. Solanki, Proprietor of M/s Shree Developers Promoter of the proposed mixed project (Residential & Commercial) project "Shree's Kadam Paradise", do hereby solemnly declare, undertake and state as under:

1. That the promoter 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

The Land is mortgaged _____.

3. That date by which the project viz. "Shree's Kadam Paradise" shall be completed by promoter is 31/12/2029;
4. (a) For new projects:

That seventy per cent 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 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 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.~~

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 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 Rule5.

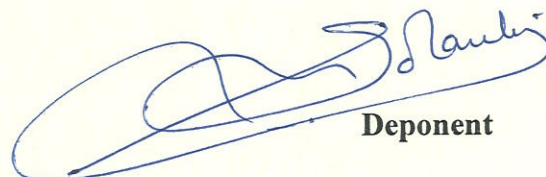
6. That I/the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized 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.

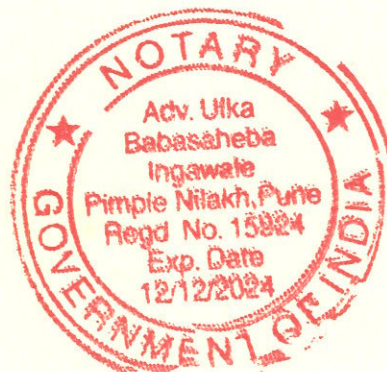

Deponent

Verification

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

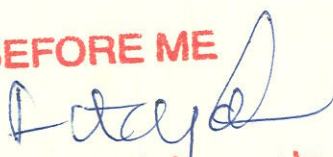
Verified on this 15th day of November, 2024.


Deponent



NOTED AND REGISTERED AT 15 NOV 2024
SERIAL NUMBER 1968

2024

BEFORE ME

Ulka Babasaheb Ingawale
NOTARY GOVT. OF INDIA
Shivajinagar, Pune-05