



महाराष्ट्र MAHARASHTRA

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10548 दि. 06 OCT 2025 म.श. रत्नकम्म 509
दस्तावा प्रकार दस्त नोंदवी करार आहेत का ? होय/नाही.
मिळकरीकैवर्णग
मुद्रांक विहृत घेणाऱ्याचे नाव 501 Aditya Dream Homes Ltd
फटा. 501 Aditya Final plot No 5122 फटा.
तुलजा पुराणारवे नाव Rera Registration
हरसे व्यक्तीचे नाव य भटा Aditya Jain
Mukund S. J. 5122
स्त्री, सायना रम, जाधव
ला. नं. २२०९८८
तानाजी चौराड, कोपरूड, पुणे-३८



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**

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Affidavit Cum Declaration

Affidavit cum Declaration of **M/S. TRISHA DREAM HOMES LLP**, promoter of the proposed project **MADHUNIRMAL** situated at **CTS No. 771, S No. 129, Plot No 66, Ideal Colony, Kothrud, Pune 411038/** duly authorized by the promoter of the proposed project vide its/his/their authorization dated 6th October 2025

I, Mr. Rahul Ramkrishna Chinchore partner at M/S. TRISHA DREAM HOMES LLP promoter of the proposed project **MADHUNIRMAL** situated at **CTS No. 771, S No. 129, Plot No 66, Ideal Colony, Kothrud, Pune 411038/** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and 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

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

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is **30/09/2029**.





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 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.

OR

(ii) That entire 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

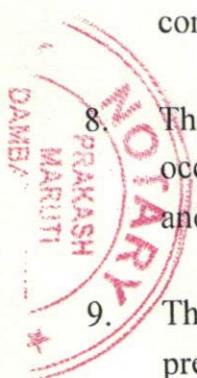
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

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, 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.

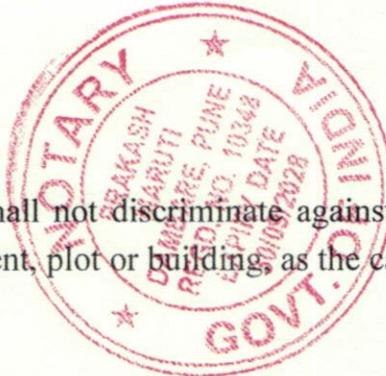
8. That I / the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

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.



Deponent

For Trisha Dream Homes LLP



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 on this day of

Deponent

For Trisha Dream Homes LLP



Partner

NOTED & REGD. AT
Sr. No. 2098
2025



BEFORE ME

PRakash M. Dambre
NOTARY, GOVT. OF INDIA
PUNE

