

2048



महाराष्ट्र MAHARASHTRA

© 2025 ©

EB 541128

10548 दि. 06 OCT 2025 म.श. रजकम 509
 दस्तावा प्रकार Affidavit cum Declaration
 दस्त नोंदणी करणार आहेत का ? होय/नाही.
 निष्कर्षीचे वर्णन Teisha Dream Homes LLP
 मुद्रांक निष्कर्षीचे नांव 501 Aditi, final plot No 122
 पत्ता Prandaware Pune
 दुसऱ्या पक्षकाराचे नांव Rera Registration
 हस्त लेखणीचे नांव व पत्ता Aditya Jain
Alihas सौ. साधना एम. जाधव
 तानाजी चौक, कापड, 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

006



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.



That I, the undersigned, do hereby certify that the above is a true and correct copy of the original as the same appears to me.

Witness my hand and seal this 1st day of March 1948.

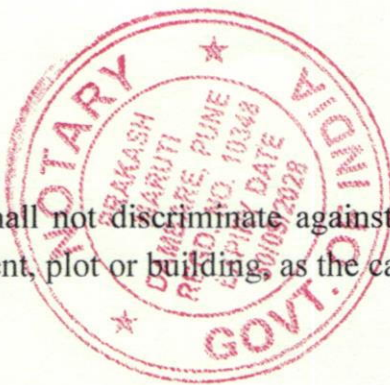
Notary Public for the State of Maharashtra

Prakash Maruti Dambare



[Faint, illegible handwritten signatures and text]

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.



[Signature]

Deponent

For Trisha Dream Homes LLP



[Signature]
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

[Signature]

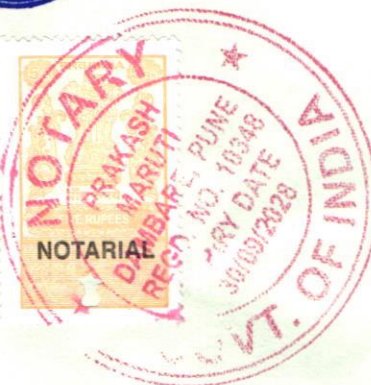
Deponent

For Trisha Dream Homes LLP



[Signature]
Partner

NOTED & REGD. AT
Sr. No. 2098
2025



BEFORE ME
[Signature]
PRAKASH M. DAMBRE
NOTARY, GOVT. OF INDIA
PUNE

