



महाराष्ट्र MAHARASHTRA

2024

28AB 495087

कारणासाठी ज्यांनी मुद्रांक उरवी केला त्यांनी त्याच कारणासाठी मुद्रांक उरवी करण्यासुद्धा नव्हत्यात वापरणे निषेधित आहे।

अनु.क्र. ५९८५७ दि. ११ NOV २०२४ शु. रकम. १०० X ५ = ५००/-  
दस्ताचा प्रकार दि. ११/११/२०२४  
दस्त नोंदणी करणार आहेत का ? होय/नाही.  
मिलकतीचे वर्णन  
मुद्रांक विकत घेणाऱ्याचे नांव श्री. देवदार मोंपेशि  
पत्ता शेवत उणे  
दुसऱ्या पक्षाचा नांव  
हस्ते व्यक्तीचे नांव शेवत मरुते  
मुद्रांक विकत घेणाऱ्याची सही

श्री. देवदार मोंपेशि  
परवाना क्र. २२०९९५२  
विद्वलवाली, FORM 'B'



### Affidavit cum Declaration

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







महाराष्ट्र MAHARASHTRA

2024

28AB 495090

कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी  
द्विक खरेदी करण्यापासून व महिन्यात पारले बंधनकारक आहे

अनु.क्र. ४८८५० दि. 16 NOV 2024 मु. शु. रकम. 800 X 4 = 400/-  
दस्तावा प्रकार डिवलेशन्  
दस्त नोंदणी करणार आहेत का ? होय/नाही.  
मिळकतीचे वर्णन  
मुद्रांक विकत घेणाऱ्याचे नांव शेखार प्रोपर्टी  
पत्ता शिवेन कुंठ  
हस्ता पक्षकाराचे नांव  
हस्ते व्यक्तीचे नांव शिवेन मुकुंद  
मुद्रांक विकत घेणाऱ्याची सती

सौ. विदे  
पदव्या क्र. 2201997  
वित्तवारी, आयुर्षी, २०२४

FORM 'B'



### Affidavit cum Declaration

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BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER







महाराष्ट्र MAHARASHTRA

2024

28AB 495089

महाराष्ट्र सरकार  
मुद्रांक विभाग  
पुणे

५ एप्रिल 2 NOV 2024  
जु.क्र. दि. मु.शु.रकम.  
दस्तावा प्रकार दिक्लेरेशन  
दस्त नोंदणी करणार आहेत का ? होय/नाही.  
मिळकतीचे दर्शन  
मुद्रांक विकत घेणाऱ्याचे नांव स्टेनार धोंवटीज  
पत्ता रावेन पुणे  
दुसऱ्या पक्षाकडचे नांव  
हस्ते व्यक्तीचे नांव रावेन सुभुटे  
मुद्रांक विकत घेणाऱ्याची सही

सो. जे. जी. शिंदे  
पत्रांक २२ FORM 'B'  
दिनांक ११/११/२०२४

Affidavit cum Declaration

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







महाराष्ट्र MAHARASHTRA

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28AB 495086

पुणे 2 NOV 2024  
अनु.क्र. दि. मु.शु.रक.म. = 400/-  
दस्तावाचा प्रकार 1 डिक्लेरेशन  
दस्ता नोंदणी करणार आहेत का ? होय/नाही.  
मिळकतीचे वर्णन  
मुद्रांक विकत घेणाऱ्याचे नांव 2-टेल्स प्रॉपर्टीज  
पत्ता रावेत पुणे  
दुसऱ्या दस्तावाचे नांव  
हस्तो व्यक्तिचे नांव रोहन मुरकुटे  
रा. म. वि. वि.  
परमनाम 2024  
विपुलकारी, FORM 'B'  
मुद्रांक विकत घेणाऱ्याची सही



### Affidavit cum Declaration

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







महाराष्ट्र MAHARASHTRA

2024

28AB 495088

अनु.क्र. ५८५७ १२ NOV २०२४ ₹८८४ = ५००/-  
दस्तावा प्रकार ६४६२२१७  
दस्त नोंदणी करणार आहेत का ? होय/नाही.  
मिलकतीचे दर्जन  
मुद्रांक विकत घेणाऱ्याचे नांव लक्ष्मण शेंपरी  
पता शेवत पुणे  
पुराच्या पक्षाकडचे नांव  
हस्तो पक्षाकडे नांव रोहन कुखटे  
मुद्रांक विकत घेणाऱ्याची चही  
सौ. लक्ष्मण शेंपरी  
परवाना क्र. २०२४/५४  
विहारी, FORM 'B'



### Affidavit cum Declaration

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





**Affidavit cum Declaration of 1. MR. GANGADHAR RAMESH BHALEKAR, 2. M/S. WAKADKAR PATIL ASSOCIATES LLP THROUGH PARTNER MR. SHYAM HANUMANT WAKADKAR of M/S. STELLAR PROPERTIES of the proposed project STELLAR SYMPHONY do hereby solemnly declare, undertake and state as under:**

1. That we promoter M/S. STELLAR PROPERTIES of has a legal title Report to the land on which the development of the project is proposed is to be carried out at SURVEY NO. 138 (P), TALUKA – HAVELI, VILLAGE – RAVET, PUNE - 412101.

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.

3. That the time period within which the project is to be completed by promoter before the date of registration of project on 30/04/2028.

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.

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 utilized for the project and 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 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.



  
**MR. GANGADHAR RAMESH BHALEKAR**  
(PARTNER)



  
**M/S. WAKADKAR PATIL ASSOCIATES LLP THROUGH PARTNER**  
**MR. SHYAM HANUMANT WAKADKAR**  
(PARTNER)

#### Verification

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

Verified by me at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_

  
**ATTESTED**  
**Vijay Gorakhnath Maid**  
ADVOCATE & NOTARY  
GOVERNMENT OF INDIA  
Thergaon, Tal. Mulshi, Pune Dist.  
Mob. - 9890673753

19 NOV 2024

NOTED AND REGISTERED AT  
SERIAL NUMBER A-2493/2024

