



महाराष्ट्र MAHARASHTRA

2020

WW 693314

दिनांक 09 SEP 2020

दस्तावेज प्रमाणित

मौलिक अधिकार का प्रमाणित होना / नहीं

प्रमाणित नांव

मुद्रांक विकत घेणाऱ्याचे नांव

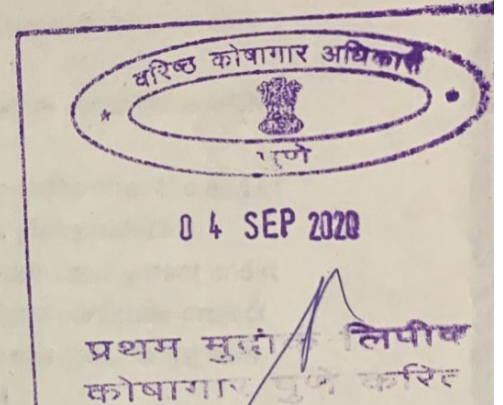
पत्ता

दस्तावेज पक्षकाराचे नांव

हस्त व्यक्तिचे नांव व पत्ता

सौ. आश्विनी डी. फटलकर
परवाना क्र. २२०११३३
६५८/ए, डेकन विमानतळ
पुणे ४११००४

मुद्रांक विकत घेणाऱ्याची सही



ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्याच कारणास
मुद्रांक खरेदी केल्यापासून ६ महीन्यात घाणगे वधकारक ३

FORM "B"

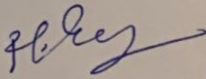
AFFIDAVIT CUM DECLARATION



Affidavit cum declaration of Mr Rajesh Raka, age about 58 years, occu: Business. Residing at 201, Alliance Shanti, Shanti Sheela Lane, Law college road, Erandwane, Pune 411004 Designated proprietor of Raka construction, having its office at 3, Amarpark Apartment, Shirole Road, 1205/2/1 Shivaji Nagar, Pune 411004 duly proposed by the promoter of the proposed project 'Shakun Estates', located at S. No 196/2B/1TO7 , Plot no 93 BHUSAWAL,425201, vide their authorisation dated 09.09.2020.

I, Mr Rajesh Raka duly authorised by the promoter of the project, do hereby solemnly declare undertake and state as under:

1. That the promoter has legal title report to the land on which the development of the project is proposed.
2. The said land/project is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 31.12.2022.
4. That entire amount to be realised by the promoter for the real estate project from the allottees from time to time shall be deposited in 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 That the amount from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate Regulatory Authority.
6. That the promoters shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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 the promoter shall take all the pending approvals on time from the competent authority.
8. That 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 no 3 of these rules within seven days of the changes occurring.
9. That the promoter shall furnish such other documents as have been prescribed by the rules and regulation of 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 maybe.


For Raka Construction,
Rajesh Raka (Proprietor)

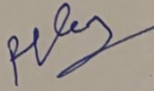


VERIFICATION

The content of the above affidavit cum declaration are true and correct and nothing material has been concealed by me there from

Verified by us at Pune on this 9th day of September 2020

For Raka construction,



Rajesh Raka (Proprietor)