भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2017 ◑ SH 195502

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला आहे त्यांनी त्याच कारणासाठी तो स्टॅम्प ६ महिन्याच्या आत वापर करायचा आहे.

दस्ताचाप्रकार/ अनुच्छेद क्रमांक : AG

दस्त नोंदणी करणार आहेत का

नोंदणी होणार असल्यास दुय्यम ... लयाचे नाव :

मिळकतीचे वर्णन

मोबदला रक्कम GANESH RAMCHANDRA KADAM PUNE

मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता

दुसऱ्या पक्षकाराचे नाव : Adv. Khandre

हस्ते असल्यास नाव व पत्ता : 100/-

मुद्रांक शुल्क रक्कम

मुद्रांक विक्री नोंद वही अनु.क्रमांक : 6014 दि. 24/4/24

मुद्रांक विकत घेणाऱ्याची सही :

परवानाधारक मुद्रांक विक्रेत्याची सही/पत्ता/

परवाना क्रमांक

The Pune Lawyers Consumer's Co-op Society Ltd., Pune-5 LIC. No. 2201111

20 JUL 2017

NOTARY
DEEPAK RAMLAL BADGUJAR
PUNE DISTRICT
Reg. No. 2397
Exp. Date 12/5/2018
GOVERNMENT OF INDIA

28 JUL 2017

FORM 'B'
[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDA VIT, WHICH SHALL BE SIGNED BY THE PROMETER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Ganesh Ramchandra Kadam**. Promoter of the proposed project Sai Yog / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **27th July 2017**.

I, Mr. Ganesh Ramchandra Kadam. promoter of the proposed project / 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 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, detailsof 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 prom the date of registration of project; Date Of Completion For Sanction Flats i.e 101,102,103,104,105,106,107,201,202,203,204,205,206,207,301,302,303,304,305,306,307,401, 402,403,404, is **30th June 2018**.

4 (a) For new project :
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 percent of the amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from 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.

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 infer 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.

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 Pune on 27th July 2017.

Deponent

Ganesh Ramchandra Kadam

Authorized signatory of Kadam Developers.

D. R. BADGUJAR
Sr. No. 10/11 2nd Floor
Pardeshi Building,
Sukhasagar Nagar, Katraj,
Pune-411046

BEFORE ME

D. R. BADGUJAR
NOTARY GOVT. OF INDIA
PUNE

28 JUL 2017.

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