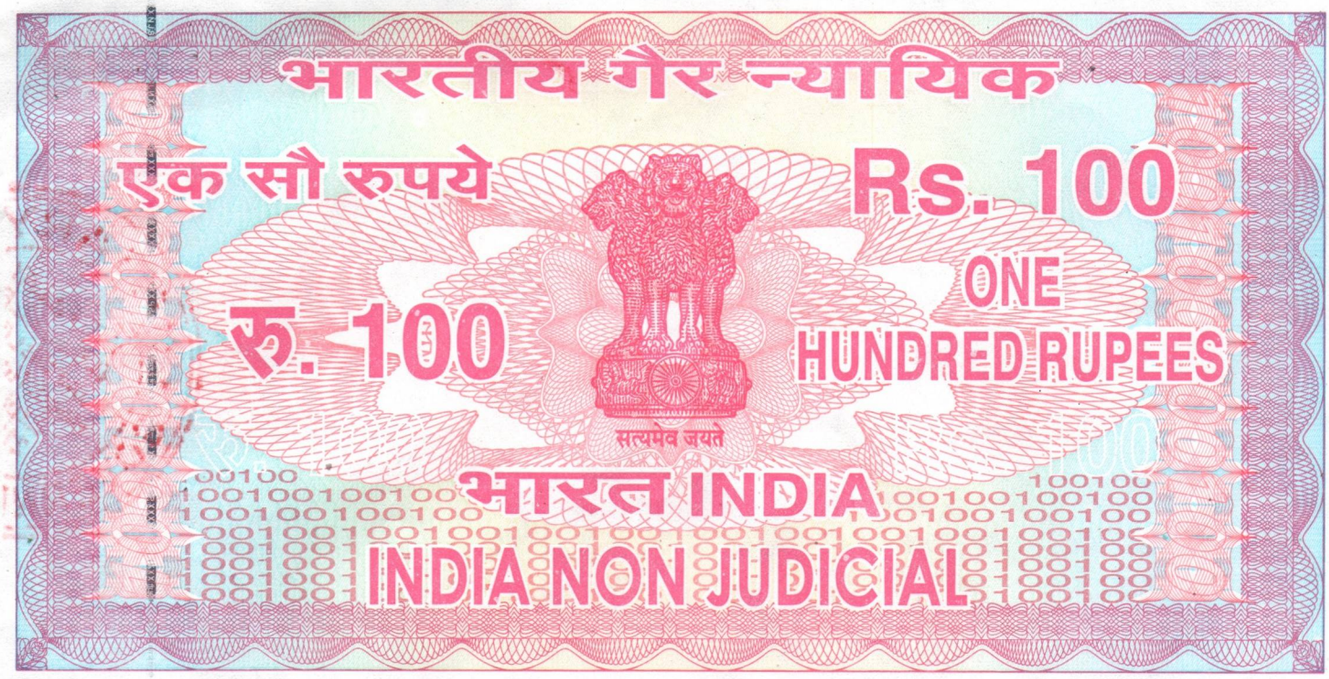


महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ 52AA 107071

31 MAY 2023

अनु.क्र. 39702 दि. ..... मु.शु.रक्कम.....

दस्ताचा प्रकार .....

दस्त नोंदणी करणार आहेत का ? हो/नाही प्रतिज्ञापत्र

मिळकतीचे वर्णन .....

मुद्रांक विकत घेणाऱ्याचे नांव विशाल अशोक धुरी

पत्ता .....

दुसऱ्या पक्षकाराचे नांव .....वानवडी पुणे

हस्ते व्यक्तीचे नांव व पत्ता .....धनंजय पाटील

Prem

मुद्रांक विकत घेणाऱ्याची सही

किरण देवराम लडकत
परवाना क्र. २२०११२५
४३५, सोमवार पेठ, पुणे-११

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिन्यात वापरणे बंधनकारक आहे.

वरिष्ठ कोषागार अधिकारी
पुणे
29 MAY 2023
प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

NOTARY
Y. T. PILLAY
B.S.L., LL.B.
Pune Dist.(Mah)
Regd. No. 5386
Expiry Dt.
21/2/2028
GOVERNMENT OF INDIA

NOTARY
Y. T. PILLAY
B.S.L., LL.B.
Pune Dist.(Mah)
Regd. No. 5386
Expiry Dt.
21/2/2028
GOVERNMENT OF INDIA

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **Vishal Ashok Chugera** promoter of the proposed project **"NIVAAN LEGACY"** ~~duly authorized by the promotor of the proposed project~~, ~~vide its/his/their authorization dated .....~~

I, **Vishal Ashok Chugera,** promoter of the proposed project / ~~duly authorized by the promotor of the proposed project~~ do hereby solemnly declare, undertake and state as under:

1. That 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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoters is **Up til 30/05/2027**
3. That seventy per cent of the amounts realized by me/promoters 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 it shall be used only for that purpose.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
6. That I / promoter 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

Vishal Ashok Chugera

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 this **31** day of May **2023**

Deponent

Vishal Ashok Chugera

BEFORE ME

Y. T. PILLAY
NOTARY GOVT. OF INDIA
PUNE DIST

Noted and Registered
at Sr. No 491/2023

31 MAY 2023

