

महाराष्ट्र MAHARASHTRA ◐ 2019 ◐ WT 693881

दि. 26 NOV 2020 मु.शु.रकम 1/-

दस्ताचा प्रकार ..... प्रतिज्ञापत्र .....

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन .....

मुद्रांक विकत घेणाऱ्याचे नांव ..... पत्ता .....

दुसऱ्या पक्षकाराचे नांव .....

हस्ते व्यक्तीचे नांव व पत्ता .....

23 NOV 2020

किरण देवराम लडकत
परवाना क्र. २२०१५२५
मुद्रांक विकत घेणाऱ्याची सही जि.प. अंडर ग्राऊंड, मंगळवार पेठ, पुणे-११

ज्या कारणाशाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणाशाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THEPROMOTER

Affidavit cum Declaration

NOTARY
Rameshkumar B. Nage
Haveli, Pune(Mah.)
Reg.No.16396
Exp. Date 27/01/2023
GOVERNMENT OF INDIA

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Affidavit cum Declaration of **Mrs. Geetabai Sham Maratkar** of **owner of CTS 951, Budhwar Peth, Pune 02** **owner** of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated;

I **Mrs. Geetabai Sham Maratkar** **owner of the CTS 951, Budhwar Peth, Pune 02** the project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We / promoter/owner 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 withdetails_____

3. That the time period within which the project shall be completed by me promoter from the date of registration of project: **31.08.2023**

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 andthe 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 [70%] of the amounts to be realised hereinafter by me/promoter **M/s. Matoshri Builders** for the real estate project from the

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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 realized herein after by me promoter/owner of **owner of CTS 951, Budhwar Peth, Pune 411002** 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 withRule 5

6. That I, **Mrs. Geetabai Sham Maratkar** owner of **owner of CTS 951, Budhwar Peth, Pune 411002** 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 incompliance with the proportion to the percentage of completion of the project.

7. That I, **Mrs. Geetabai Sham Maratkar** of /the promoter/owner of **owner of CTS No. 951, Budhwar Peth, Pune 411002** shall take all the pending approvals on time, from the competent authorities.

8. That We/ 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 We / 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.

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Mrs. Geetabai Sham Maratkar

गीताबाई शाम मारटकर

Deponent

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

Mrs. Geetabai Sham Maratkar

गीताबाई शाम मारटकर

Deponent

NOTARY
Rameshkumar
B. Nage
Haveli, Pune(Mah.)
Reg.No 18396
Exp. Date
27.11.2025
GOVERNMENT OF INDIA

BEFORE ME

RAMESHKUMAR. B. NAGE
Notary Govt. of India

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

Noted and Registered
at Sr. No. 1508/N/2020
Date:- 07 DEC 2020

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