

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 85AA 173063

ज्या कारणासाठी ज्याला मुद्रांक खरदा केला त्याला त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

मुद्रांक विक्री नोंद वही अनु. क्रमांक 33122 दि. 31/01/24

दस्ताचा प्रकार : प्रतिज्ञापत्र

दस्त नोंदणी करणार आहे का ? नाही

मिळकतीचे वर्णन : लागू नाही

मुद्रांक विकत घेणाऱ्याचे नाव : [illegible]

पत्ता : कात्रज, पुणे

दुसऱ्या पक्षकाराचे नाव व पत्ता : ----

मुद्रांक शुल्क रक्कम : 100/-

हस्ते असल्यास त्याचे नाव व पत्ता : कात्रज आळंदी

सह दुय्यम निबंधक कोथरूड क्र. ५
पुणे
31 JAN 2024

प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

स्टॅंप व्हेंडर
सौ. उषाताई प्र. भुमकर
७३, महेशनगर, पिंपळे, पुणे-४११०१८.
(ला.र. 2201061)

NOTARY
M. V. GOKHALE
PIMPRI CHINCHWAD
PUNE. MAHARASHTRA
Reg. No. 4521
Exp. Dt. 17/09/2027
GOVERNMENT OF INDIA

FORM B
Affidavit cum Declaration

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Affidavit cum Declaration of **SAHEEL LANDMARKS PRIVATE LIMITED through its Authorised Signatory Mr. Sachin Garg** of the proposed project **ITrend Chinchwad Situated at SR.NO. 192 A, C.T.S. NO. 3876, CHINCHWAD, PUNE – 411033.**

1. That We, **SAHEEL LANDMARKS PRIVATE LIMITED through its Authorised Signatory Mr. Sachin Garg** have a legal title Report to the land on which the development of the project is proposed
   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 except those mentioned in Declaration of encumbrances concerned to Finance and Legal.

3. That the time period within which the project shall be completed by me is up to **31/12/2027**

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 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 per cent of the amounts to be realised hereinafter 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. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. The promoter shall take all the pending approvals on time, from the competent authorities.

8. 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. The promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. The promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For Saheel Landmarks Pvt. Ltd.

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Deponent

SAHEEL LANDMARKS PRIVATE LIMITED through its
Authorised Signatory Mr. Sachin Garg

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 **Pune** on the **2nd Day of February, 2024.**

Deponent

SAHEEL LANDMARKS PRIVATE LIMITED through its
Authorised Signatory Mr. Sachin Garg

NOTARY
M. V. GOKHALE
PIMPRI CHINCHWAD
PUNE. MAHARASHTRA
Reg. No. 4521
Exp. Dt. 17/09/2027
GOVERNMENT OF INDIA

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ATTESTED
02/02/2024
MAKARAND V. GOKHALE
ADVOCATE & NOTARY (GOVT. OF INDIA)
2120, Sant Tukaram Nagar
Pimpri, Pune- 411 018.
Maharashtra

2 FEB 2024

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