भारतीय गैर-न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 31AA 823925

ONLY FOR AFFIDAVIT (Article-4)

Reg. Serial No. S2057 Date 25 NOV 2022 Rs. 100/-

Stamp Purchaser Name Gurukrupa Construction.

Place of Residence Pimpri Pune17

through Name Akash Kirdee

Stamp Purchaser or through Sign.

Sign. : JAY D. WANWARI, Lic. No.: 2201067
(Stamp Vendor) Pimpri, Pune-411 017.

It is compulsory the reason for which who has purchased stamp should be used by him for that reason only within 6 Months from the date of Purchase.

11 NOV 2022

GOVERNMENT OF INDIA NOTARY ADV. PRAMOD ARUN Regd. No. 13072020 Pune (MAH.) Exp. on 31/12/2025

FORM -'B'
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Sr. no	Name Of Promoter	Address
1.	VIJAYKUMAR GOPIRAM RAMNANI	PIMPRI, PUNE – 411017
2.	DILIP REVACHAND WADHIYA	KALEWADI, PUNE - 411017
3.	ASHISH HEERANAND ASWANI	PIMPRI, PUNE – 411017

We are the promoter of the proposed **project "RADHIKA CO-OPRATIVE HOUSING SOCITEY", Plot Number - 321, 322, CTS Number- 1399, 1399/1, 1339/2, 1339/3, 1399/4, 1399/5 1399/6(P)**, Near Ashok Theater, Village: **Pimpri**, Taluka: **Haveli**, Dist: **Pune**, Duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 24-November-2022.

We are the 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/WE are the Promoter have / has a legal title of 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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/Promoter is **31st December 2025.**
4. 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.
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. 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.
7. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That, I / promoter shall take all the pending approvals on time from the competent authorities.

9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules Act. And regulations made under the Act.

10. 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.

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true andcorrect to the best of my knowledge and I have not concealed any material facts.

Verified on this ..... day of.....

Sr. no	Name Of Promoter	Signature
1.	VIJAYKUMAR GOPIRAM RAMNANI	
2.	DILIP REVACHAND WADHIYA	
3.	ASHISH HEERANAND ASWANI	

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

BEFORE ME

28/11/22

PRAVIN ARUN SURWASE
NOTARY GOVT. OF INDIA
Reg.No.16079 PUNE

28 NOV 2022