



महाराष्ट्र MAHARASHTRA

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ZE 114428

या कारणातून यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणातून यांनी मुद्रांक खरेदी केल्यापासून ६ महिन्यांत यापुढे कोणताही मुद्रांक खरेदी केला जाणार नाही असा अटीतटीचा मुद्रांक खरेदी करणे आवश्यक आहे.

अनु.क्र. 60198 दि. 2.1 DEC 2021

मु.श. रक्कम- 100/-

दस्ताचा प्रकार- Affidavit

दस्त जोडणी करणारा आडित का? होय/नाही-

मिळकतीचे वर्णन-

मुद्रांक विकत घेणाऱ्याचे नांव- Ajay Bhure

पत्ता- A-801, Shumarkit, Anandnagar, Pune

दुसऱ्या पक्षकाराचे नांव-

हस्ते व्यक्तीचे नांव व पत्ता- Parshuram Kevate, Jamisangvi, Pune

नितीन एन. गांधी (फरदाना नं. 2209048)

शॉप नं. 29, केडार एम्पायर,

कर्वेरोड, पुणे-३८ फोन-२५४६३४८४ हस्ते/मुद्रांक विकत घेणाऱ्याची मूला Form 'B'

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ajay Bhure Resident of House No.365, Naik Road, Near Dr. Padole Clinic, Mahal, Nagpur - 440032 promoter of the proposed project. I am duly authorized by the proposed project; vide its/ his/their authorization dated- /2021



MS. RANI
SONAWANE
NOTARY
PUNE DIST.
MAHARASHTRA
Reg. No. 11123
EXPIRY DT:
30/03/2025

NOTARY
PUNE DIST.
MAHARASHTRA
Reg. No. 11123
EXPIRY DT:
30/03/2025

Ajay Bhure Promoter of the Proposed project duly authorized by the promoter of the project hereby solemnly declare, undertake and state as per under:

That I have a legal title Report of the land on which the development of the proposed Project is proposed.

And

A Legally valid authentication of the title of such land along with an authentication copy of the agreement between such owner and promoter for development of the real estate projects enclosed herewith.

- 1) That the project land is free from all encumbrances. That Details of encumbrances nil including dues and litigation, details of any rights, title, interest or name or any party in or over such land, along with details.
- 2) That the time period within which the project shall be completed by me/promoter from the date of registration of project.
- 3) For new projects. That seventy percent of the amount realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for the purpose.
- 4) That entire of the amount to be realized 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable to the project is less than the estimated cost of completion of the project.
- 5) That the amount from the separate account shall be withdrawn in accordance with rule.
- 6) That the promoter shall get the account 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 to the percentage of completion of the project.
- 7) That the promoter shall take all the pending approvals on time, from the competent authorities.
- 8) That 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 of 3 these rules, within seven days of the said changes occurring.
- 9) That I promoter has furnished such other documents as have been prescribed by the rules and regulations made under the act.
- 10) That I promoter shall not discriminate against any allottees at the of allotment of any apartment, plot or building, as the case may be.

Ajay Bhure

NOTARY
MS. RANI
MANIK SONAWANE
PUNE DIST.
MAHARASHTRA
Reg. No. 11123
EXPIRY DT:
30/03/2025
GOVERNMENT OF INDIA

The Contents of my above affidavit cum declaration are true and correct and noting material has been concealed by me there from



Verified by me at 31/12/21 on this Friday day of 2021

BEFORE ME

Rani Sonawane
31/12/21

Deponent

MS. RANI MANIK SONAWANE
NOTARY, GOVT. OF INDIA
PUNE

