

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ 38AA 040278

दस्ताचा प्रकार अफेडेव्हीट

दस्त नोंदणी करणार आहात का ?

नोंदणी होणार असल्यास दु. निबंधक कार्यालयाचे नाव

मिळकतीचे वर्णन

मोबदला रक्कम

मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता अभिजीत मानपुरे

दुसऱ्या पक्षकाराचे नाव व पत्ता

हरले व्यक्तीचे नाव व पत्ता

मुद्रांक शुल्क रक्कम

मुद्रांक लिपीक नोंदवही अनुक्रमांक 37823 दिनांक 30/12/2022

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक / मुद्रांक विक्रेत्याची सही

श्री. राजकुमार भैय्यालाल अग्रवाल
परवाना क्र. 22051/00
बाँध रोड, कोंढवे, पुणे-२०

सहदुय्यम निबंधक वर्ग २ पुणे

21 DEC 2022

प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

FORM 'B'

[See Rule 3(6)]

Declaration Supported by An Affidavit, which shall be Signed by the Promoter or any Person Authorized by The Promoter

Affidavit cum Declaration

Affidavit cum Declaration of **Abhijit Manapure** who is **Promoter/Developer of proposed project** of **"Kalpavruksha Apartment"**

NOTARY
NILESH MARUTI CHAUDHARI
PUNE DIST MAHARASHTRA
Regd No 20209
Exp Dt 07/03/2025
GOVERNMENT OF INDIA

Amanupure

I **Mr Abhijit Manapure** duly authorised by the promoter do herby solemnly declare, undertake and state as under:

1. That I/promoter have/has a legal title Report to the land on which the development of the project is proposed

   OR

   ..**N.A.**. 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..NIL ..... Including dues and litigation, details of any rights, title, interest or name of nay party in or over such land, along with details.

3. That the time period within which the project shall be completed by promoter from the date of registration of project is 60 months; i.e. 02/01/2028

4. (a) For New Projects :
   That seventy per cent of the amounts realised by me/promoter for the real estate project from the allot tees, 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 land cost and shall be used only for that purpose.
   (b) For ongoing project on the date 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 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 realised hereinafter by me/promoter for the real estate project from the allot tees, 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 received 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 with Rule 5.

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

NOTARY NILESH MARUTI CHAUDHARI PUNE DIST MAHARASHTRA Regd No 20209 Exp Dt 07/03/2025 GOVERNMENT OF INDIA

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

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

Deponent

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 Nagpur on this 30th day of December 2022

Deponent

NOTARY NILESH MARUTI CHAUDHARI PUNE DIST MAHARASHTRA Regd No 20209 Exp Dt 07/03/2025 GOVERNMENT OF INDIA

BEFORE ME

NILESH MARUTI CHAUDHARI
NOTARY GOVT OF INDIA
PUNE DIST MAHARASHTRA
Regd No 20209 Exp Dt 07/03/2025

NOTED AND REGISTERED
AT SR. NO. 680/2022
DATE 30 DEC 2022

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