

महाराष्ट्र MAHARASHTRA ◑ 2025 ◑ DP 000169

NOTARY V. V. AWAGHADE MUMBAI MAHARASHTRA Regn. No.5063 GOVT. OF INDIA

प्रधान मुद्रांक कार्यालय, मुंबई
प मु.वि क ८०००२७
13 MAY 2025
सक्षम अधिकारी

श्रीमती सुषमा चव्हाण

FORM 'B'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

जोडपत्र १, Annexure -1

कलत प्रतिज्ञासाठी / Only For Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव : ELLORA ASIAN REALTY PRIVATE LIMITED

मुद्रांक विकत घेणाऱ्याचे रहिवाशी पत्ता : Privia Prestige, Plot No. 26A + 46A, Sector NO. CDC, Spine Road, Chikhali, Taluka Haveli, Chinchwad East, PCMC, Pune-411 019. Maharashtra, INDIA.

मुद्रांक विक्रीबाबती नोंद वही अनु क्रमांक :

मुद्रांक विकत घेणाऱ्यांची सही

मुद्रांक विक्रीचे ठिकाण / पत्ता :

परवाना क्र.: ८००००२७

आरती वसंत वाघमारे
मुद्रांक विक्रेत्याची सही
इंडियन अॅडव्होकेटस् पल्टि स्टेट
मल्टि पर्पज् को-ऑपरेटिव्ह सोसायटी

रुम नं. १, २रा माळा, वार असोसिएशन ऑफिस मेट्रोपोलिटन मॅजिस्ट्रेट कोर्टलाल बहादूर शास्त्री रोड, कुर्ला (पश्चिम), मुंबई - ४०००७०.

प्रशासकीय कार्यालयासमोर [illegible] प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक कागदांची आवश्यकता [illegible] (शासन आदेश दिनांक ०१/०७/२००४ अनुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

21 MAY 2025

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL



I, the undersigned Director of **Ellora Asian Realty Private Limited.**, Promoter, do hereby declare as follows:

1. That we have a legal title to the land on which the development of the project is proposed.

2. That the project land is free from all encumbrances

3. That the time period within which the project shall be completed by us from the date of registration of project shall be **31st December 2025**

4. That seventy per cent of the amounts realised by us 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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. That we 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 Accountantand 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 we shall take all the pending approvals on time, from the competent authorities.

8. That we shall inform the Authority regarding all the changes that may occur 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That we shall not discriminate against any allottee at the time of allotment of any apartment.

BEFORE ME

Deponents
Ellora Asian Realty Private Limited.,
Through Director

V. V. AWA HADE
ADVOCATE OF NOTARY
GOVT. OF INDIA

NOTED & REGISTERED
Sr. No. 83 Page No. 17
Regd. No. 23 Dated 26 MAY 2025

Mr. Dhaval Bhimji Bhanushali

Verification

26 MAY 2025

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom. Verified by us at on this _____.

Deponents
Ellora Asian Realty Private Limited.,
Through Director

Mr. Dhaval Bhimji Bhanushali