

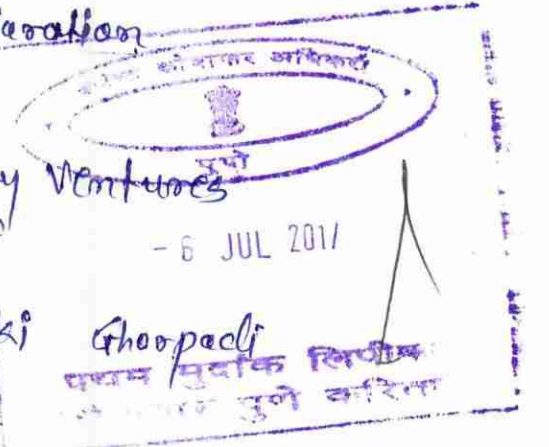


महाराष्ट्र MAHARASHTRA

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


AB 835003

अनु.क्र. 4119 दि. 96.06.2090 408/
दस्तावाचा प्रकार Undertaking / Declaration
हस्त भोंवणी करणार आहेत का? होय / नाही
मेककतीची ठणान
मुद्रांक विकत घेणाऱ्याचे नाव Dynamic Realty Ventures
पत्ता 30, M.O. 53, Undol, Pune-60
दुसऱ्या पक्षकाराचे नांव A.C.R.A.
हस्ते व्यक्तीचे नांव घत्ता व सह Vishaal Solanki
सो. जयश्री अशाक तावड
मुद्रांक विकत घेणाऱ्याची सही 3 मार्च 2022, 304, हस्तलिखित, 408-409



FORM 'B'
Affidavit cum Declaration

P. Solanki

Affidavit cum Declaration of **M/S. DYNAMIC REALTY VENTURE**, a proprietor firm and having its office at Project Oasis, Sr.No. 53 (p) & 54 (p), Wadachiwadi Road, Undri Pune – 411060 promoter of the ongoing project i.e **Linea** at Survey no.65 Hissa No.6A+6B/1B/2/1, Survey No.65 Hissa No.2AC/3AC/4B/1A/1, Survey No.65 Hissa No.2AC/3AC/4B/1B/2/9, Survey No.65 Hissa No.6A/6B/1B/2, Survey No.65 Hissa No.2AC/3AC/4B/1A/4, Survey No.65 Hissa No.2AC/3AC/4B/1A/2 and Survey No.65 Hissa No.2AC/3AC/4B/1A/5 at Handewadi, Hadapsar, Pune, through its proprietor **MR. RAJEEV SHIVNATH SONKAR** Age – 51 years Occupation:- Business promoter of the ongoing ~~proposed~~ project / ~~duly authorized by the promoter of the proposed project, vide its/his/their authorization dated;~~

I, **MR. RAJEEV SHIVNATH SONKAR** promoter of the ~~proposed project / duly authorized by the promoter of the proposed ongoing project~~ do hereby 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

That I have/~~has~~ a legal title Report to the land on which the development of 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 real estate project is enclosed herewith.

~~2.1. That the project land is free from all encumbrances.~~

OR

That details of encumbrances _ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

Sr.no	Encumbrance Detail
1	The Mortgage Deed executed between DCB Bank and Dynamic Realty Venture on dt. 29/09/2016 vide serial no. 7291/2016 in the office of sub-registrar Haveli no. 13, Pune.

R. Sonkar



Litigation Details:-

Sr.no	Type of Case	Name of Court	Case No.	Present Status
1	Civil	CJSD, Pune	853/2007	Pending
2	Civil	CJSD, Pune	505/2017	Pending

3. That the time period within which the project shall be completed by me/~~promoter~~ from the date of registration of project; on or before **30th June 2022**.

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.

OR

(ii)-That entire 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, since the estimated receivable 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.

R. Joshi

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

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 I/~~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

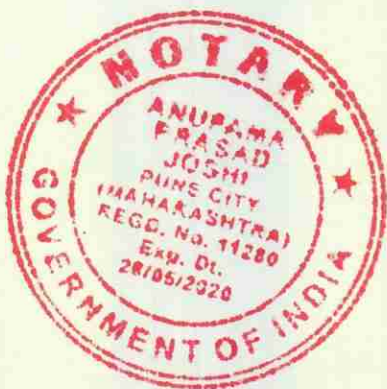
R. Sonkar

Rajeev Shivnath Sonkar

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 on this day of .



BEFORE ME
AP Joshi
ANUPAMA P. JOSHI
NOTARY
GOVT. OF INDIA
PUNE CITY
20 JUL 2017

Deponent

R. Sonkar

Rajeev Shivnath Sonkar

Noted & Registered
at Serial No. 845/2017

