



**FORM "B"**

**DECLARATION SUPPORTED BY AN AFFIDAVIT  
WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON  
AUTHORISED BY THE PROMOTER.**

Affidavit cum Declaration of Mr. Ishwar Dnyandeo Lade Promoter of Puja Properties Investors and Land Developers the proposed project/ duly authorized by the promoter of the proposed project, vide.

Its/his/their authorization dated 01/04/2017

I, Ishwar Dnyandeo Lade 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/promoter have/has a legal title Report to the land on which the development of the project is proposed Pooja Apartments situated on the Plot no. 1 part bearing survey No. 488/1 of Division Nashik, Tal. & Dist. Dhule 424001, admeasuring area of Plot 288 Sq.mt.

**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.
3. That the time period within the project shall be completed by promoter from the date of Registration of project date 24 September 2023 (1095 Days)

4. (a) For new projects:

That seventy percent of the amounts realized by me/promoter for the real estate project from the Allottees, time to time, shall be deposited in separate account to be maintained in 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 percent of the amounts to be realized 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 scheduled bank to cover the cost of construction an the land cost and shall be used only for that purpose.

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(ii) that entire of the amounts 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 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 That the amount from the separate account shall be withdrawn in accordance with Rule 5.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 account duly certified and signed by such practicing, Chartered Accountant, and it shall be verified during the audit that the amount 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.
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 accrued in the information furnished under subsections 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.

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 Dhule on this \_\_\_\_\_



BEFORE ME

*[Signature]*  
NOTARY  
A. V. LAKSHMINANDAN A. GUIS  
NOTARY (Reg. No. 9015)  
Lane No. 2, H. No. 3326  
Mullawada, Dhule.  
Mobile No. 9422453089

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