

I, **Mr. Ganesh Pandharinath Ladhe** (PAN NO. AAYPL3089L) Age : 64 Years, Occupation : Business, residing at: 1098/20, Model colony, Pune 411016 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
2. That the project land is free from all encumbrances. There are no litigations pending before any Court of law with respect to the project land or project.
3. That the project shall be completed with the stipulated time from the date of registration.
4. That seventy per cent of the amounts realized 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.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 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.

Deponent

Mr. Ganesh Pandharinath Ladhe

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 Pune on this 13th day of July 2020



Deponent

Mr. Ganesh Pandharinath Ladhe



BEFORE ME

D. P. DESHPANDE

NOTARY GOVERNMENT OF INDIA
PUNE

Noted and Registered
at Serial 114
13/7/2020