भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ 02AB 166177

NOTARY DEEPAK DNYANDEBA OVHAL PUNE DIST REG.NO.4502 EXPIRY DATE 05/09/2027 GOVERNMENT OF INDIA

05 APR 2024

सह दुय्यम निबंधक कोषागार अधिकारी

प्रथम मुद्रांक लिपीक कोषागार पुणे करिता

FORM B

Affidavit cum declaration

I Mr. PRITESH KANTILAL BHANDARI aged 50 Years, one of the partner of Partnership firm "BHANDARI REALTY AND INFRASTRUCTURE" COMPANY, Promoter of the proposed project, vide hisauthorization dated 08/08/2023.

DO NOT WRITE ANY
SINGLE LINE IN THIS

I, **Mr. PRITESH KANTILAL BHANDARI** aged 50 Years R/at :- Queenstown C 304, Near Lokmanya Hospital, Chinchwad, Pune City, Pune, Maharashtra - 411033 one of the partner of partnership firm "BHANDARI REALTY AND INFRASTRUCTURE COMPANY" Promoter of the proposed project, do hereby solemnly declare, undertake and state as under.

1. That, I / Promoter has a legal title to the land consisting S.No. 484/2/B/1/3, Plot no. 9 & 10, Mauje Dhule, Dhule-424001 having area 660 sq mtr. on which the development of the project is proposed.

AND

A legally valid authentication of title of such land along with authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/Promoter is **30/06/2026.**
4. That, seventy percent of the amount 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 schedule bank to cover the cost of construction and the land cost shall be used only for that purpose.
5. That, the amount from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, I/promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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.
8. That, I/ promoter shall take all the pending approvals on time from the competent authorities.
9. That, I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the act.

DO NOT WRITE ANY
SINGLE LINE IN
BLANK

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

For Bhandari Realty & Infrastructure Company

Partner

Deponent

NOTARY DEEPAK DNYANOBA OVHAL PUNE DIST

VERIFICATION

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 22nd day of April 2024.

For Bhandari Realty & Infrastructure Company

Partner

Deponent

NOTARY DEEPAK DNYANOBA OVHAL PUNE DIST REG.NO 4552 EXPIRY DATE 05/08/2027 GOVERNMENT OF INDIA

BEFORE ME

DEEPAK D. OVHAL
B.A.(HONS.) M.B.W.LL.B
ADVOCATE & NOTARY
GOVT.OF INDIA PUNE

AFFIANT IS LEGALLY AND TOTALLY RESPONSIBLE FOR THE ABOVE MENTIONED MATTER

Document Affidavit At Etc Presented By
Affiant/Owner/A Passon Or/Authorised Signatory Consultant

22 APR 2024

