भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

भारत INDIA

INDIA NON JUDICIAL

MAHARASHTRA ◐ 2022 ◐ 50AA 888827

जोडपत्र-1

ONLY FOR AFFIDAVIT

दस्त क्रिकी नोंदवही ₹.7.63/..... दिनांक... 16 OCT 2023

दिलेल्या घेणाऱ्याचे नाव फरांदे

FORM – 'B'

[See rule 3(4)]

Treasury Civil Nanded

11 OCT 2023

Stamp Head Clerk

NANDED

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit –cum-Declaration of Mr./Ms. PHARANDE DEVLOPERS Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/her/their authorization dated, 20-09-2023:

I,J.B. PHARANDE 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 to the land on which the development of the project is proposed

OR

Have/has a legal title to the land on which the development of the proposed project is to be carried out

NOTARY GOVERNMENT OF INDIA

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 said land is free from all encumbrances.

OR

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

3. That the time period within which the project shall be completed by me/Promoter is 31-12-2026.

4. That, seventy percent 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 amounts 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.

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

Deponent

Pharande Developers

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 ----------day of ----------

Deponent

Pharande Developers

"BEFORE ME"

Madhavrao Gangatir
Advocate & Notary
(Appointed by Govt of India)
Nanded Dist. Nanded (M.S.)
Cell No 9552[illegible]3