



महाराष्ट्र MAHARASHTRA

2024

07AB 378470

जोडपत्र-1

शुद्ध प्रमाणपत्र / ONLY FOR AFFIDAVIT

मुद्रांक किती रोवदल 30791 दिनांक...

मुद्रांक किती रोवदल...

को व सही

1 JUL 2024

जगन्नाथ बाबुराव फारंदे
FORM B

फारंदे



षट्मुणी भागजी सावर
1031, जि न्या. नांदे

[Rule 3(6)]



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Jagannath Baburao Pharande** promoter of the proposed project **Jaswand Apartment** duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 01/06/2024:

I, **Jagannath Baburao Pharande**, promoter of the proposed project **Jaswand Apartment** duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under :

1. We **Pharande Developers** has a legal title Report to the land on which the development of the proposed project is to be carried out



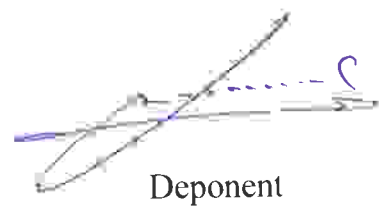
AND

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 the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.
3. That the project shall be completed by me/promoter in the stipulated time as mentioned in the registration of project; on or before 30-06-2027
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time from the competent authorities.
8. That 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 the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



That 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

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 _____


Deponent

19 JUL 2024

