



महाराष्ट्र MAHARASHTRA 2017 AG 588286
 अ.क्र. ५८३१० किमत. १००/- दिनांक. ३१/०३/१८
 कोणाकरीता. पेंडहार्कर शिंतल हरते. २३/३५ अशोक पेंडहार्कर
 मुद्रांक विक्रेता सतीश आर. शिंदेकर
 १८ MAR 2019
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 परवाना क्र. ३१०१०६९

FORM 'B'
 [See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **Sheetalkumar Shantilal Pendharkar & Rahul Ashok Pendharkar** through their AOP named as **CHANDRAMOULI PINNACLE** having its office at 27, Chandramouli, Samrat Nagar, Aurangabad-431005, Maharashtra, the promoter of the proposed residential project at "Chandramouli Pinnacle" at Gut No.70, Satara Village, Aurangabad-431005

We, Sheetalkumar Shantilal Pendharkar & Rahul Ashok Pendharkar, being promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we / promoters have a legal title to the land on which the development of the project is proposed

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.

Sheetal

Rahul

फलक प्रतिज्ञापत्रासाठी/Annexure-I

मुद्रांक दिवशी नोंदवही अनु. क्रमांक

५७४० दिनांक ३१/१२/१३

मुद्रांक दिवसाचे घेण्याबाबतचे नोंद

पत्ता व सही

५००१८ ०१८ श्री

परवानाधारक मुद्रांक दिवसाची सही

परवाना क्र. ३१०१०६९

तसेच मुद्रांक दिवसाचे लिखाण/पत्ता

उस्मानपुरा, औरंगाबाद



2. That the project land is not having any encumbrances.
3. That the time period within which the project shall be completed by us/promoter is 31/03/2021.
4. That seventy per cent of the amounts realised 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.

OR

That entire of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project or in accordance with the Rule 5.
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 and in accordance with Rule 5.
8. That we / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
9. That we / promoter shall take all the pending approvals on time, from the competent authorities.
10. That we / promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That we / 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.



Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material have been concealed by us therefrom

Verified by us at Aurangabad on this date: 30th March 2018

For Chandramouli Pinnacle



Mr. Sheetalkumar Ashok Pendharkar
[Promoter]



Mr. Rahul Ashok Pendharkar
[Promoter]