



MAHARASHTRA

2020

27/11/2020 AX 265160

अ.क्र. 30807 किमत. 500 दिनांक.....

कोणाकरीता. सतीश आर. शिनकर

हस्ता. 2/11/2020 2/11/2020 2/11/2020

मुद्रांक विक्रेता

सतीश आर. शिनकर

उस्मानपुरा, औरंगाबाद, फोन: 2349848

परवाना क्र. 3101069

मुख्य लिपीक

औरंगाबाद, 2/11/2020

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. The said Project consist of two buildings viz. Building Wing A & Building Wing B.

The Building Wing B has been already registered with RERA vide Registration No.P51500016229 and also get occupation certificate No. 119/17/2020-21 dtd. 06/10/2020 received from Aurangabad Municipal corporation.

Now Promoters are proposed for the second Building Wing A and accordingly taken revised permission from AMC, Aurnagabad. The said building is now being registered by promoters under RERA.

Sheetal

Rahul

We, Sheetakumar 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.

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 31/12/2024.
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.

(Sheetak)

(Rahul)



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 : 27th Nov 2020

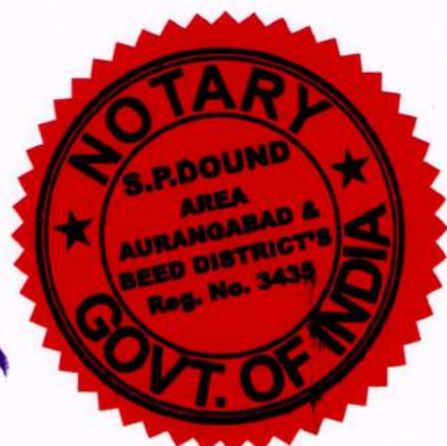
For Chandramouli Pinnacle

Shuteal

Sheetalkumar Shantilal Pendharkar
(Promoter)

Rahul

Rahul Ashok Pendharkar
(Promoter)



AFFIDAVIT

Solemnly affirmed before me
by Shri Smt. Sheetalkumar Shantilal Pendharkar
R/o. Aurangabad Rahul Ashok Pendharkar
Tq. Aurangabad Dist. Aurangabad
Who identified by Balasaheb
Whom He/She is personally known.

Balasaheb
IDENTIFIED BY
Shri / Smt. Balasaheb
R/o. _____

BEFORE ME

Sunil Panditrao Dound
SUNIL PANDITRAO DOUND
B.A., LL.B.
Advocate Notary Govt. of India
AREA-AURANGABAD & BEED DIST'S
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