PC Developers

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑ YV 950731

कोषागार औरंगाबाद

11 JAN 2022

अ.क्र. 41345 किमत 100/- दिनांक 24/01/2022

कोणाकरीता निलेश पेंडीन

हस्ते आनंदराव पेंढारकर

मुद्रांक विक्रेता
सतीश आर. शिनकर
उस्मानपुरा, औरंगाबाद. फोन:२३५९६४७
परवाना क्रं.3101069

NOTARY ★ GOVT OF INDIA ★ C.V. Jadhav Area-Aurangabad Regd.No.6690

FORM 'B'
[See rule3 (6)]

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. Suresh Anandrao Pendharkar, Mr. Nitin Damodar Pandit, Mr. Ramesh Jagannath Gende and Mr. Manoj Bhimsing Chavan,** being the Partners of **M/s P C Developers** vide authority letter dated on 05.01.2022

We, **Mr. Suresh Anandrao Pendharkar, Mr. Nitin Damodar Pandit, Mr. Ramesh Jagannath Gende and Mr. Manoj Bhimsing Chavan,** Partners of **M/s P C Developers**, the firm being the developers of **Ram Janki Heights, CTS No. 15267, Sheet No. 304 Vidya Nagar, Garkheda Parisar Aurangabad - 431005** do hereby solemnly declare, undertake and state as under:

1. That the promoters have 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 the 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 time period within which the project shall be completed by the developer from the date of registration of project is **30.06.2025**

4.That seventy per cent of the amounts to be realised hereinafter by me 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 we 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That we shall take all the pending approvals on time, from the competent authorities.

8. That we 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

NOTARY C.V. Jadhav Aurangabad Regd.No.6890 GOVT OF INDIA

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by me at Aurangabad on this 21st day of January, 2022

FOR M/S P C DEVELOPERS

SURESH A. PENDHARKAR (PARTNER)

NITIN D. PANDIT (PARTNER)

RAMESH J. GENDE (PARTNER)

MR. MANOJ B. CHAVAN (PARTNER)

BEFORE ME

Chandrashekhar Vishwanathrao Jadhav
Advocate & Notary, Govt of India
Regd. No. 6890

C.V.JADHAV NOTARY 6890 AURANGABAD (M.S.)