



MAHARASHTRA

2022

23/09/2022 BP 976009

अ.क. 28285 किमत 700/- दिनांक 23/09/2022

कोणाकरीता चंद्रमौली प्रॉपर्टीज

हस्ते शिंतल पेंडहर्कर शंतील पेंडहर्कर

मुद्रांक विक्रेता

सतीश आर. शिनकर
उस्मानपुरा, औरंगाबाद. फोन: 2349684
परवाना क्र. 3101069

FORM 'B'
[Seerule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of 1. Sheetalkumar Pendharkar, 2. Shantilal Pendharkar and 3. Seema Pendharkar through their partnership firm named as M/s **CHANDRAMOULI PROPERTIES** having its registered office at Plot No. 27, "Chandramouli", Samrat Nagar, Below Bank of Maharashtra, Aurangabad - 431005, Maharashtra, the promoter of the proposed residential project at "Chandramouli Properties" at Gut No. 70, Satara Village, Aurangabad-431005

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

1. That we / promoters have a legal title of 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 01/12/2026.
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.

OR

That entire 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, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project or in accordance with the Rule 5.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 there from

Verified by us at Aurangabad on this date: 24th September, 2022

For Chandramouli Properties


Mr. Sheetalkumar Pendharkar
[Promoter]


Mr. Shantilal Pendharkar
[Promoter]


Miss. Seema Pendharkar
[Promoter]



ATTESTED

GANGADHAR RAMJI VAIDYA
Advocate, Notary Govt. of India
Area-Aurangabad District
Mob.No. 9890089393
Reg. No. 15503

ADV. GANGADHAR RAMJI VAIDYA
B.S.L., LL.B.
Notary Govt. Of India
A-2, 9/1, Tanaji Nagar 10th Scheme
N-2, CIDCO, Aurangabad
Mob No 9890089393

