भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 71AA 406031

जिल्हा कोषागार कार्यालय छ. संभाजीनगर

04 JAN 2024

अ.क्र. 34618 दिनांक 09/01/24 किंमत 100.

हस्ते Mohammad Muzammil

कोषाकरीता Panchshil Builders.

श्री. व्ही. सुर्यवंशी मुद्रांक विक्रेता औरंगाबाद. प.क. 3101045

V.S. JANEPHALKAR AURANGABAD DISTRICT (M.S.) No. 15461 9/11/2024

NOTARY ★ AUR. ★ GOVT. OF INDIA

FORM'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **SACHIN CHANDRAKANTRAO JOSHI**, **Son of CHANDRAKANTRAO JOSHI, age about 34 years R/o.** H No. 5-3-55/1, Kaziwada, Bhadkal Gate, Aurangabad, 431001 Partner of **PANCHSHIL BUILDERS** developer of the proposed project duly authorized by **PANCHSHIL BUILDERS** the developer of the proposed project.

I **SACHIN CHANDRAKANTRAO JOSHI**, **Son of CHANDRAKANTRAO JOSHI** designated Partner of **PANCHSHIL BUILDERS**, developer of the proposed project / duly authorized by the developer **JOGESHWARI APARTMENT** Developer of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

V.S. JANEPHALKAR AURANGABAD DISTRICT (M.S.) No. 15469 9/11/2024

NOTARY ★ AUR. ★ GOVT. OF INDIA

1. That land-owner have a Legal Title Report 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 free from all encumbrances.

3. That the time period within which the project shall be completed by promoter on or before 23rd December 2024.

4. (a) For New projects
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.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 utilised 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 has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. 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.

M/s PANCHSHIL BUILDERS

SACHIN CHANDRAKANTRAO JOSHI

(Partner)

Deponent

Verification

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

Verified by me at Aurangabad on this day of 09.01.2024

M/s PANCHSHIL BUILDERS

SACHIN CHANDRAKANTRAO JOSHI

(Partner)

Deponent

AFFIDAVIT

Solemnly affirmed before me _____
by Shri / Smt. Sachin Chandrakantrao Joshi
Age: 34 Year's, Occu.: Business
R/o. Kanchanwadi Bhadalgaon
Tq. Paithan Dist. Aurangabad
Who identified by _____
Whom He/ She is personally Known

09 JAN 2024

BEFORE ME

VILAS S. JANEPHALKAR
Advocate Notary Govt. of India
AREA AURANGABAD DISTRICT
(Mob):9309591714/9011476709
Reg. No. 15469

NOTARY VILAS S. JANEPHALKAR AREA AURANGABAD DISTRICT (M.S.) Reg. No. 15469 Dt. 10/11/2014