भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

MAHARASHTRA ◐ 2024 ◐ DC 481868

कोषागार छ.संभाजीनगर

1 MAR 2025

प्रमुख लिपीक छ. संभाजीनगर

अ.क्र. 5221 दिनांक 13/03/2025 किंमत 500

हस्ते रविंद्र नामदेव दोनवल

कोणाकरिता पंचशिल बिल्डर्स

पावती क्र. 3101043 सौ. अलका पुरुषोत्तम महाले अधिकृत परवानाधारक क्र.6, सिडको, औरंगाबाद

NOTARY ADV. P. P. AAGE AREA - AURANGABAD DIST. REGD NO. 30885 EXP.DT. 06.01.2030 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 Shop No. 2, H No. 5-6-35, Plot No. 99, Usmanpura, Chh Sambhajinagar 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:

NOTARY ADV. P. P. AAGE AREA - AURANGABAD DIST. REGD NO. 30885 EXP.DT. 06.01.2030 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 30.06.2025;

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 01.04.2025

M/s PANCHSHIL BUILDERS

SACHIN CHANDRAKANTRAO JOSHI

(Partner)

Deponent

PORNIMA P. AAGE
ADVOCATE NOTARY GOVT. OF INDIA
AREA - AURANGABAD DISTRICT (MAH)
R/O. PUNDALIKNAGAR, GALLI NO.10,
AURANGABAD (MAH)
MOB.NO.7391662415, REG. NO. 30885