



महाराष्ट्र MAHARASHTRA

2019

AS 391979

23 OCT 2019
अ. नं. 20495 दि. 23 OCT 2019 रु. 500/- पेकी रु. 500/-
श्री. / श्रीमती / सौ. पूजा कोंडवकर
पत्ता निवृद्धीपुजा निजन्सरी गंगापूर गावा नारिक
हस्त श्रीमती पाटील
सही P. Patil



श्री. सं. रा. अमूलकर
स्टॅम्प ऑडर, नाशिक.
(मु. वि. प. क्र. १०३/२००२)

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. Pooja Constructions** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization **Dated 30, October 2019** ;

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



1. That I / We **M/s. Pooja Constructions** promoter have / has a legal title Report to the land on which the development of the project is proposed
OR
Have / has 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 such owner and promoter for development of the real estate project is enclosed herewith.

2. **That the project land is free from all encumbrances.**
OR

That details of encumbrances ---NA--- including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/us promoter from the date of registration of project; **Proposed Date of Completion will be Date 31 October 2023.**

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.

- (b) For ongoing project on the date of commencement of the Act

- (i) That seventy per cent of the amounts to be realised hereinafter 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

- (ii) That entire of the amounts to be realised hereinafter 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.

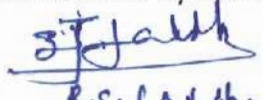
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That I / We **M/s. Pooja Constructions** the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement 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 I / We **M/s. Pooja Constructions** the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / We **M/s. Pooja Constructions** 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 I / We **M/s. Pooja Constructions** the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / We **M/s. Pooja Constructions** the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

  P.S. Ladekar
Deponent

M/s. Pooja Constructions
Dated 30, October 2019

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 on this day of.

 
P.S. Ladekar Deponent

M/s. Pooja Constructions
Dated 30, October 2019

Verification

I/We (1) **Mr. Shantilal Jagannath Laddha** Aged 53 Yrs. PAN No. **AAEPL6690F** & ADHAR No. **598354676671** Occupation Developer R/o Kesari Nandan Bunglow, Plot No. 08, Tejprabha Colony, Narshimha Nagar, Sawarkar Nagar, Gangapur Road, Nashik 422013.

(2) **Mrs. Padma Shantilal Laddha** Aged 47 Yrs. PAN No. **ABMPL2669K** ADHAR No. **812265277246** Occupation Developer R/o Kesari Nandan Bunglow, Plot No. 08, Tejprabha Colony, Narshimha Nagar, Sawarkar Nagar, Gangapur Road, Nashik 422013.

(3) **Mrs. Archana Harish Kela** Aged 41 Yrs. PAN No. **AIWPK1635K** ADHAR No. **601249153921** Occupation Developer R/o Bunglow No. 03, Anand Nagar, Nr. Vyapari Bank, Upnagar, Nashik Road, Nashik 422006.

Of **M/s. Pooja Constructions** are jointly promote of the proposed project "**Pooja Blossom Apartment**" proposed on **Plot No. 35 + 36 Sr. No. 465 / 1 / 10 / 11 / 12** location of Nashik Shivar, Nr. Trikoni Garden, Kathe Galli, Dwarka, Nashik 422011 duly authorized by the Promoter of the proposed project, do hereby solemnly declared that the above 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 Nashik on this day 30th day of October, 2019.

1.



Mr. Shantilal Jagannath Laddha

2.



Mrs. Padma Shantilal Laddha

3.

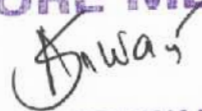


Mrs. Archana Harish Kela

Deponent/s



BEFORE ME


PRAKASH SONAWANE
Advocate & Notary
Govt. of India
NASHIK

Noted & Registered

Serial Number: **631/219**
Date: **13/11/2019**

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