

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 17AA 143622

Sub-Treasury Officer,
Vasai.
20 MAR 2023
Sub-Treasury Officer,
Vasai.
20/3/2023

NOTARY S.B. MUSTARI Gr. Mumbai State Of Maharashtra Reg. No.6459 Exp: 31/7/2023 GOVT. OF INDIA

FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Shrikrishna Keshav Parab (Chairman), Rajesh Rama Gawade (Secretary), Namrata Naresh Redkar (Treasurer),Dilip Krishnaraj Negandhi (Managing Committee Member) and Atul Mohanlal Patel (Managing Committee Member) representing for Pantnagar Makarand CHS Ltd, promoter of the proposed project Makarand Residency duly authorized by the promoter of the proposed project, vide its authorization dated 11-05-2023;

Parab
Gawade
Redkar
N.N. Redkar.

Pantnagar Makarand Co-op. Housing Society Ltd. Reg. No. BOM/W.N.H.S.G. (O.H.)/1297/83.84

We, Shrikrishna Keshav Parab (Chairman), Rajesh Rama Gawade (Secretary), Namrata Naresh Redkar (Treasurer),Dilip Krishnaraj Negandhi (Managing Committee Member) and Atul Mohanlal Patel (Managing Committee Member) of Pantnagar Makarand CHS Ltd 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 promoter Society has a legal title to the land on which the development of the project is proposed
OR
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 said land is free from all encumbrances.

OR

That details of encumbrances _____N.A._____ including 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 promoter is 31-12-2026.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project in accordance with Rule 5.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

7. That 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.

8. That promoter shall take all the pending approvals on time, from the competent authorities.

9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That 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.

Shrikrishna Keshav Parab | Rajesh Rama Gawade | Namrata Naresh Redkar

Dilip Krishnaraj Negandhi | Atul Mohanlal Patel

Deponent

Verification

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

Verified by me at Mumbai on this 3rd day of June,2023.

Shrikrishna Keshav Parab

Rajesh Rama Gawade

N.N. Redkar.

Namrata Naresh Redkar

Dilip Krishnaraj Negandhi

Atul Mohanlal Patel

Deponent

Panchagar Makarand Co-op. Housing Society Ltd. Reg. No. BOM/W.N./HSG. (O.H.) / 1297/ 83. 84 Mumbai - 75.

BEFORE ME

31/6/23

S. B. MUSTARI
ADVOCATE & NOTARY
GOVT. OF INDIA
No.B/4, Sai Dham Hsg. Soc
Tilak Nagar, Sakinaka
Mumbai-400 072

NOTARY S.B. MUSTARI Gr. Mumbai State Of Maharashtra Reg. No. 6459 Exp. 31/7/2023 GOVT. OF INDIA

Sr No:. 117

Date: 3/6/23