महाराष्ट्र MAHARASHTRA ◑ 2020 ◑ XB 877654

27 OCT 2020

FORM-"B"

[SEE RULE 3 (4)]

Affidavit cum Declaration

Affidavit-cum-Declaration of M/s Sadguru Associates, Pulgaon through its Partners-1) Pravin Purshottam Chandak, aged: 48 Years, Occupation: Business, R/o: Dindayal Upadyay Chowk, Nachangaon Road, Pulgaon, Tq. Deoli, Dist: Wardha, 2) Hanumandas Maniklal Chandak, aged: 49 Years, Occupation: Business, R/o: Rathi Marg, Pulgaon, Tq. Deoli, Dist: Wardha and 3) Madhusudan Shankarlal Gandhi, aged: 59 Years, Occupation: Business, R/o: Tilak Nagar, Pulgaon, Tq. Deoli, Dist: Wardha, the builder of the proposed project

कमल प्रतिज्ञापत्रासाठी (अनुच्छेद - ४)

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे .....

प्रतिज्ञापत्रासाठीचे कारण .....

मुद्रांक विक्रेत्या अधिकाऱ्याचे नाव व स्वाक्षरी करता

मुद्रांक विक्री बाबतची नोंद वही अनु. क्रमांक.....

दिनांक .....

मुद्रांक विक्रेत्या अधिकाऱ्याची सही .....

परवानाधारक मुद्रांक विक्रेत्याची सही व
परवाना क्र. - 450 3004 तसेच मुद्रांक विक्रीचे
ठिकाण - ई नि कार्यालय परिसर, पुलगांव

सौ.सु.अ.डेरे
मुद्रांक विक्रेती पुलगांव
परवाना क्र.4503004

Phaudak

We, M/s Sadguru Associates through its Partners- 1) Pravin Purshottam Chandak, 2) Hanumandas Maniklal Chandak and 3) Madhusudan Shankarlal Gandhi, the builder of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That we Pravin Purshottam Chandak, Hanumandas Maniklal Chandak and Shri Madhusudan Shankarlal Gandhi have jointly purchased the land situated at **Mouje - Gunjkheda**, Tq. Deoli, Dist. Wardha, within the limits of Municipal Council of Pulgaon and within the Jurisdiction of Sub-Registrar, Pulgaon, Dist. Wardha, in the area known as "Tilak Nagar, Adarsha School Road", bearing **Amalgamated Plot No.453/2/3/4, admeasuring 8078.71 Sq. Fts. (750.81 Sq. Mtrs.) of land S.No.453** by virtue of the registered sale deed dated 26/10/2018 and as such we becomes the absolute owner and in possession of the said property.

2. That we Pravin Purshottam Chandak, Hanumandas Maniklal Chandak and Shri Madhusudan Shankarlal Gandhi being the bonafide and lawful purchasers of the above mentioned property and in possession of the property since after the purchase of the said property. That being the lawful owner and possessor of the above mentioned property, we have legal title to the said land and therefore we have decided to construct residential and commercial complex over the said land after obtaining all the requisite permission from the respective authorities.

3. That, the said land is free from all encumbrances.

4. That the time period within which the project shall be completed by us is 31st day of December, 2022. That the construction of the said project was already started in the month of January, 2019. That till date we have not sold or agreed to be sold any units out of said project. Moreover, till date no such amount towards sale of any units was ever taken in advance by any prospective buyer.

5. That, seventy per cent of the amounts realized by us 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.

6. 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.

7. 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.

8. That, I 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

9. That, I shall take all the pending approvals on time from the competent authorities.

10. That, I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. That, I shall not discriminate against any allottee at the time of allotment of any apartment or the shop, as the case may be, on any grounds.

Pravin Purshottam Chandak

Hanumandas Maniklal Chandak

Madhusudan Shankarlal Gandhi

Verification

I, Pravin Purshottam Chandak, aged: 48 Years, Occupation: Business, R/o: Dindayal Upadyay Chowk, Nachangaon Road, Pulgaon, Tq. Deoli, Dist: Wardha the deponent above, do here by verify the contents of my above Affidavit cum Declaration on my behalf and on behalf of the other partners namely Shri Hanumandas Maniklal Chandak and Shri Madhusudan Shankarlal Gandhi are true and correct to the best of my knowledge and I have not concealed any material facts. Verified on this 3rdday of November, 2020 at Pulgaon.

Pchandak

Pravin Purshottam Chandak

5044020802697777B66E

IN THE PRESENCE OF HON'BLE EXECUTIVE MAGISTRATE COURT,

Maha e-Seva Kendra
Village- **Pulgaon (M Cl)** ,Tehsil- **Deoli** ,District- **Wardha**

Affidavit cum Declaration

Applicant Name : Pravin Purushottam Chandak
Age : 48
Occupation : Others
Address : , Pulgaon (M Cl) , Deoli , Wardha , 442302

Reason For Affidavit :
Dilelya Jagemadhe Bandhkam Karanyababat shappath patra

The information stated above is true and correct to the best of my knowledge.Hence this Affidavit is made.

Place :
Date : 04/11/2020

Phaudak

Signature of Affidavit Holder

Declaration

I Shri Pravin Purushottam Chandak solemnly affirm that the details furnished in the above Affidavit is true and correct to the best of my knowledge and if anything contray to the above is found, I will be liable for punishment/penalty under Section193(2),199 & 200 of the Indian Penal Code.

Place :
Date : 04/11/2020

Phaudak

Signature of Affidavit Holder

Aadhaar No :
XXXXXXXX9267800966336
Applicant Name :Pravin Purushottam Chandak
Father Name :

Date : ०४/११/२०२०

Solemnly Affirmed and Sworn before by Shri Pravin Purushottam Chandak who is personally known to me or who has been identified by Shri S whose signature is hereby appended.

Phaudak

Signature Of Identifier

Executive Magistrate
Date : ०४/११/२०२०

Visit our website https://www.mahaonline.gov.in and verify your certificate by using the barcode.

ORIGINAL CERTIFICATE

Signature valid
Digitally Signed by Ulhas Rathod
Date: 2020-11-04 2:51:22 PM