



महाराष्ट्र MAHARASHTRA

● 2020 ●

YD 797509

ONLY FOR AFFIDAVIT (Article-4)

Reg. Serial No. 48772 Date 03 MAR 2021 Rs. 100/-

Stamp Purchaser's Name... Pharanade Promoters
Place of Residence... Bhesari Pune 39 Builders

Through Name... Sameer Shah

Stamp Purchaser's Sign...

Sign:  JAY D. WANWARI, Lic.No.: 220106/
(Stamp Vendor) Vishakha Xerox Copiers, Pimori, Pune-411 017

FORM 'B'

[See rule 3(6)]

DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum declaration of Mr. Anil Jayram Pharanade authorised partner of
PHARANDE PROMOTERS AND BUILDERS and Shri. Atmaram Dadasaheb Mokashe the
promoters of the proposed project VAANYA CLUSTER-A

We Mr. Anil Jayram Pharanade authorised partner of PHARANDE PROMOTERS AND
BUILDERS and Shri. Atmaram Dadasaheb Mokashe the promoters of the proposed
project do hereby solemnly declare, undertake and state as under:





1. That promoters have 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 promoter Pharanade Promoters and Builders has taken loan facilities from KKR India Asset Finance Pvt. Ltd. and created proportionate charge on proposed "VANYA" project out of total joint loan facility of Rs. 200,00,00,000/- (Rupees Two Hundred Crores Only) and promoter's other projects Woodsville Phase III, IV and L-Axis and other properties and no litigation pending as on today, to promoters knowledge related to any rights, title, interest in the project.

3. That promoters undertakes to complete the project on or before 31/03/2026.

4. (i) That seventy percent of the amounts to be realized hereinafter 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.

OR

(ii) That entire of the amounts to be realized hereinafter by promoters for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule 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.

3. That the amounts from the separate account shall be withdrawn in accordance with rule 5.

6. That the promoters 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That the promoters shall take all the pending approvals on time from competent authorities.
8. That the promoters 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 occurs.
9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.





10. That the promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Deponent
Pharande Promoters and Builders
Through its partner
Mr. Anil Jayram Pharande

Shri. Atmaram Dadasaheb Mokashe



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 Pune on this day of ..03 March 2021.

Deponent

Pharande Promoters and Builders

Through its partner

Mr. Anil Jayram Pharande

Shri. Atmaram Dadasaheb Mokashe



Noted & Registered

at Serial Number A-639

Date: 31/3/2021

BEFORE ME

BALASAHEB THOPATE
NOTARY, GOVT OF INDIA
BHOSARI, PUNE-36

13 MAR 2021

