



महाराष्ट्र MAHARASHTRA

2022

09AA 868522

बंधपत्र / प्रतिज्ञापत्र / बैंक कामी
मुद्रांकाचा वापर
AFFIDAVIT

जे. एच. गांधी ४८th, सेंटर स्ट्रीट, पुणे-१.

र.नं. 11536 किमत 100/- ता.

नांव KUMAR & POTNIS

पत्ता Camp road

हस्ते KUMAR

Sunil

ला.नं. २२०११२७



FORM 'B'

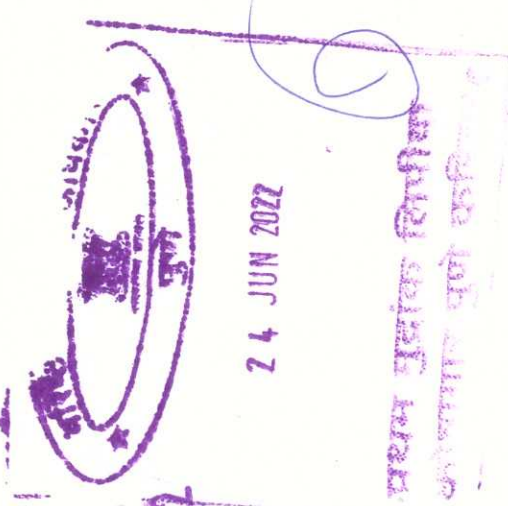
Affidavit cum Declaration

Affidavit cum Declaration of M/s. MOHANNAGAR CO. OP. HSG. SOCIETY THROUGH P.A.H M/s. KUMAR & POTNIS, through its authorised partner MR. SHRIKRISHNA VITTHALRAO VINCHURKAR promoter of the proposed project "KUMAR PARTH TOWER C1"

I, MR. SHRIKRISHNA VITTHALRAO VINCHURKAR authorized partner of promoter of Ms. KUMAR & POTNIS, the proposed project / duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

P.A.H

CONTD. -- (2)



महाराष्ट्र सरकार या निवेद
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(2)

1. That promoter has a legal title 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 said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is **31st DECEMBER 2027.**

4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 have / 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.

Noted And Registered

At. Sr. No. 381/2023

Date 25/07/2023



[Signature]
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 **PUNE** on this **25th** day of **JULY 2022**

[Signature]
Deponent



BEFORE ME

[Signature] 25/07/2022
SANGITA S. DHANGEKAR (VERNALE)
NOTARY, GOVT. OF INDIA
PUNE