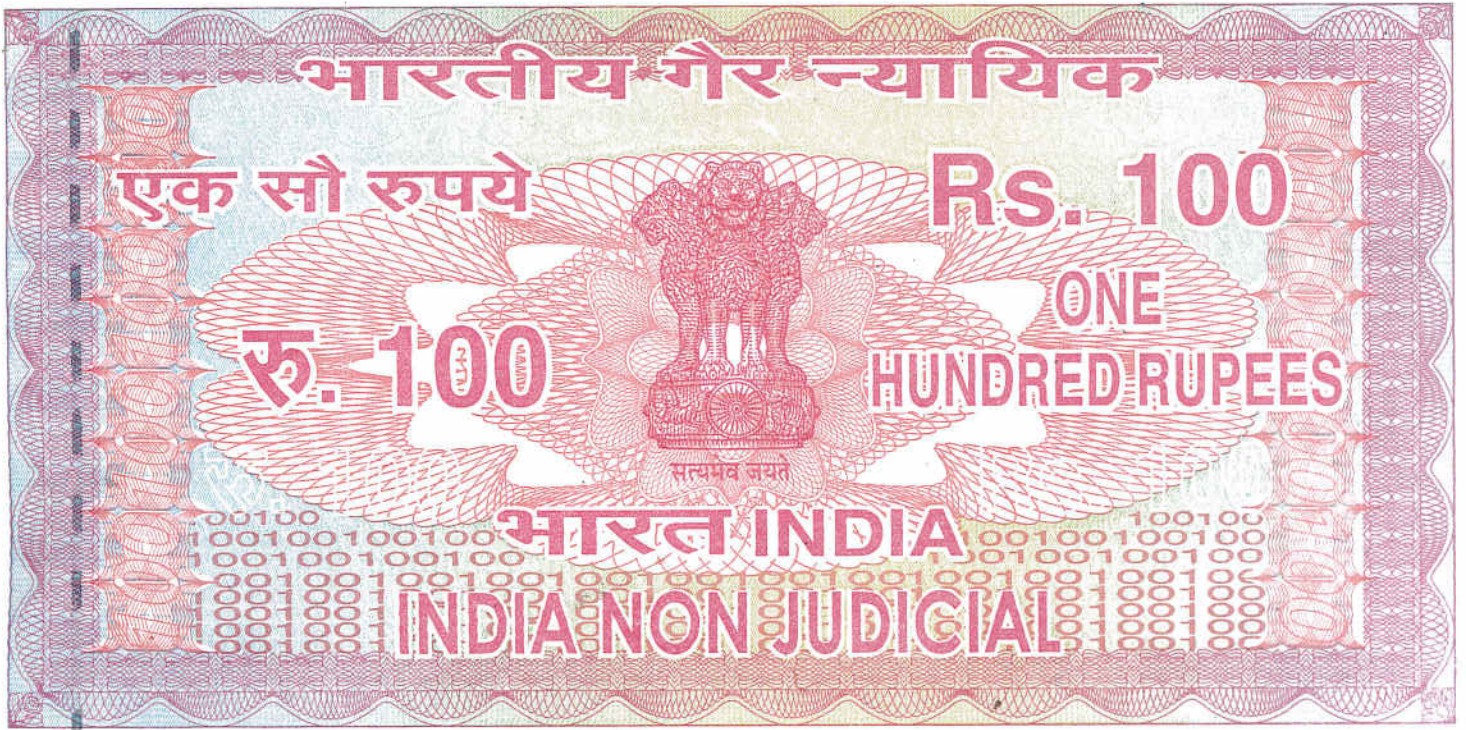


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महाराष्ट्र MAHARASHTRA

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VP 887249

फक्त प्रतिज्ञापत्रासाठी
अनु.क्र. २००३४ दि. ३१/८/२०१९ मु.शु.रकम... १००
मुद्रांक विकत घेणाऱ्याचे नांव कबीर देवेंद्रजी कौंड किराडी
पत्ता न. १२१/१०१ को. २० वी वीज ३८
हस्तेचे नांव कबीर देवेंद्रजी कौंड २०/८/२०१९
वैशाली सम हिंगमिरे
परवाना क्र. २२०१०५६
मुद्रांक विकत घेणाऱ्याची सही पुणे-नाशिक रोड, भोसरी, पुणे-३९
शासकिय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करण्यासाठी
मुद्रांक कागदाची आवश्यकता नाही (शासन आदेश दि. १/७/२००४ नमून)

या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.
पुणे
28 AUG 2019
प्रथम मुद्रांक लिखीक
कोषासार पुणे करिता

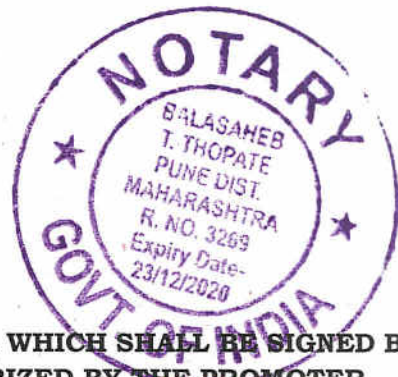
FORM 'B'

[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 Pharande authorized partner of
Pharande Promoters and Builders the promoter of the proposed project
FELICITY CLUSTER A



International Union of Pure and Applied Chemistry (IUPAC)
The International Union of Pure and Applied Chemistry (IUPAC)

WATC



Affidavit cum declaration of Mr. Anil Jayram Pharande authorized partner of **Pharande Promoters and Builders** the promoter of the proposed project FELICITY CLUSTER A

I Mr. Anil Jayram Pharande Age: 53, Occ:Business, R/o:Nigdi, Pune authorised partner of **Pharande Promoters and Builders** the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has legal title Report to the land on which the development of the project is proposed

AND

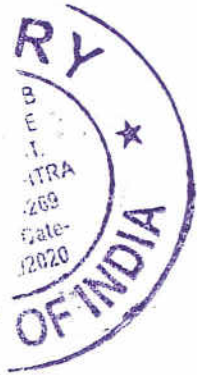
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the promoter has taken loan facilities from KKR India Asset Finance Pvt. Ltd. and created charge on the all interest with their share of profit and capital of the partners Anil Pharande, Ramesh Pharande, and Rajendra Pharande in Firm Foundation Realtors Partnership Firm on residential project at Survey No.78 and 86/2 at village Ravet along with other properties/projects of promoter and created proportionate charge on proposed FELICITY project out of total joint loan facility of Rs.200,00,00,000/- (Rupees Two Hundred Corers Only) and there is no pending litigation on said project land.
3. That promoter undertakes to complete the project on or before 30/06/2023.
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

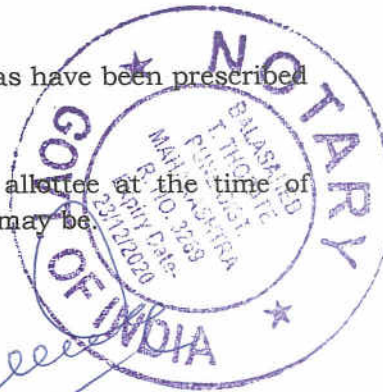
(ii) That entire of the amounts to be realized hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project

5. That the amounts from the separate account shall be withdrawn in accordance with rule 5.
6. That 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 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 promoter shall take all the pending approvals on time from competent authorities.
8. That 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 occurs.



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

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



[Signature]

Deponent

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

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 day of 31/08/2019



[Signature]

Deponent

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



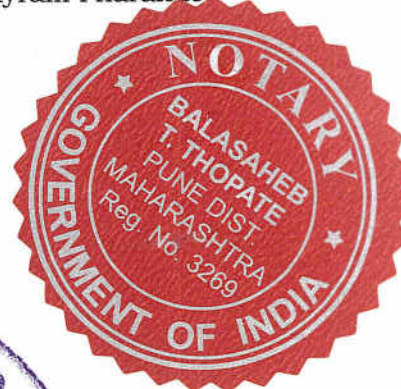
Witness

1) Sameer R. Shah

[Signature]

Moshi, Pune.

Noted & Registered
at Serial Number
Date: A 5650
2019



BEFORE ME

[Signature]
BALASAHEB T. THOPATE
NOTARY GOVT. OF INDIA
BHOSARI, PUNE - 39.

31 AUG 2019