



महाराष्ट्र MAHARASHTRA

① 2018 ①

AK 609751



FORM "B"



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Abhijeet Bhansali, authorized partners of M/s. Wellwisher Apartment, PAN NO: AABFW7504L, promoter of the proposed project called as "KIARAH TERRAZO" situated at Hadapsar Industrial Estate, Village Hadapsar, Taluka Haveli, District Pune do hereby solemnly declare to undertake and state as under:

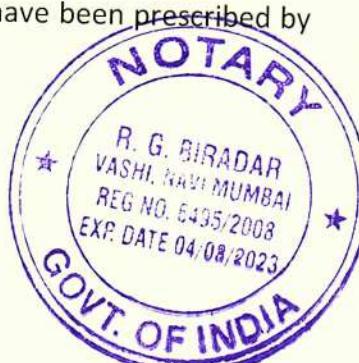
1. That, M/S AHURA FLUX the Co-promoter has a legal title Report to the land on which the development of the proposed project is to be carried out.

AND



A legally valid authentication of title of such land along with an authenticated copy of the agreement between M/S AHURA FLUX Co-promoter and promoter for development of the real estate project is enclosed herewith.

2. That M/s. WELLWISHER APARTMENTS is the promoter of the project.
3. That the project land is free from all encumbrances.
4. That the Promoter has assured that said project being Phase II shall be completed by the promoter by December 2024.
5. That seventy per cent of the amounts to be realised hereinafter by me/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.
6. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
7. 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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the Promoter shall take all the pending approvals on time, from the competent authorities.
9. 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 occurring.
10. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



A handwritten signature in black ink, appearing to read 'R. G. BIRADAR'.

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

For Wellwisher Apartment

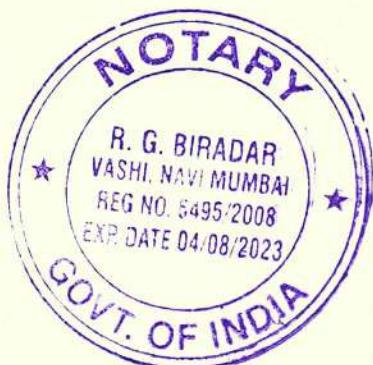
Abhijeet Bhansali
(Deponent)

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at 4th on this Jan day of 2019

For Wellwisher Apartment

Abhijeet Bhansali
(Deponent)



ATTESTED
R. G. BIRADAR
B.A., LL.B.
Advocate & Notary
(GOVT. OF INDIA)
E-6/1:1, Sector-1, Vashi,
Navi Mumbai - 400 703.

= 4 JAN 2019

