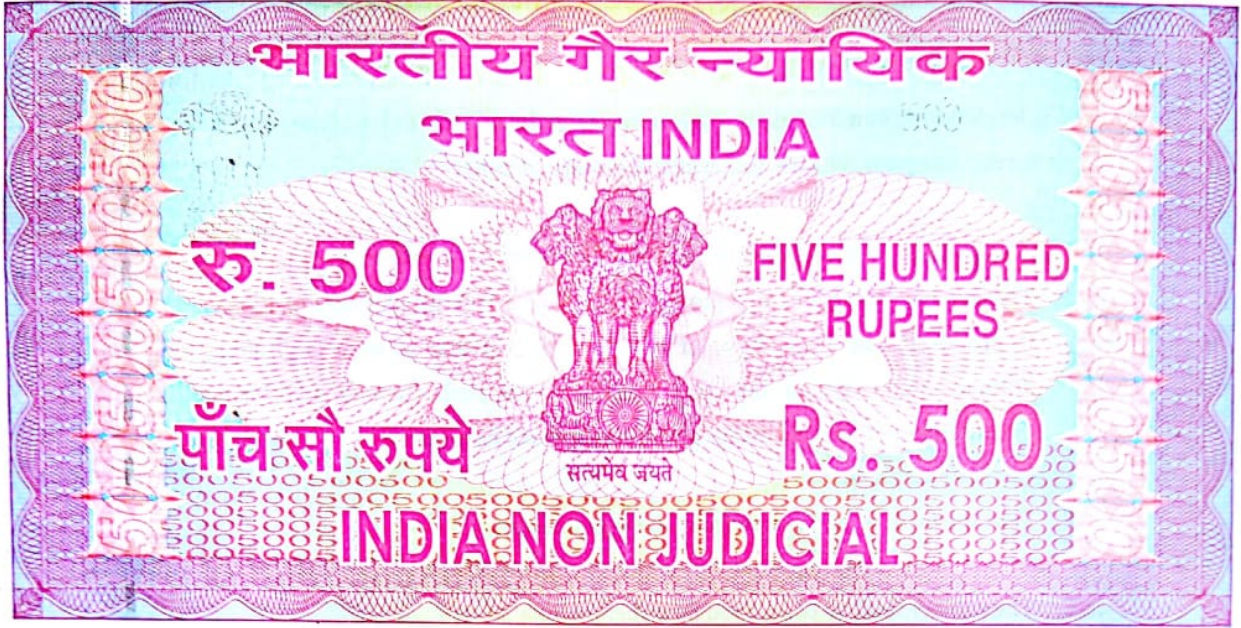




महाराष्ट्र MAHARASHTRA

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AM 326402

11 DEC 2018

या करणासाठी उंची मुदत खरेदी केलेल्या याच कारा
मुदत खरेदी केलेल्यासूच ६ महिन्यात यासो बंधनकारक आहे

46580
मु.श. रक्कम 500/-

दस्तावा प्रकार Affidavit

दस्त नोंदणी करणार आहेत का ? होय/नाही

मिळकतीचे वर्णन PANDIT JAVDEKAR ASSOCIATE

मुद्रांक विकत घेणाऱ्याचे नांव VIJAYDURG APARTMENT

पत्ता PRABHAT ROAD, ERANDWANE

दुऱ्या पक्षकाराचे नांव PUNE-411004

हस्ता व्यक्तीचे नाव व पत्ता Dilip Ambedkar, Kothrud Pune

बिलीन एन. गांधी (परवाना नं. 2209048)

शॉप नं. 28, केदार एम्पायर,

बवरोड, पुणे-4 फोन-24463474

D. Ambedkar

मृताक विकत घेणार

FORM 'B'

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. Rahul A. Pandit and Mr. Shivkumar A. Javdekar (Pandit Javdekar Associates) Promoters of the proposed project, vide their authorization dated 11/12/2018.



We, Mr. Rahul A. Pandit and Mr. Shivkumar A. Javdekar Promoters of the proposed project do hereby solemnly declare, undertake and state as under:



1. That we have a 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 Owners and Promoters for development of the real estate project is enclosed herewith.
2. That the project land is free from all encumbrances.
3. The project shall be completed by us before June 2021;
4. (a) For new projects :
That seventy per cent of the amounts realized by us from the date of registration 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That we 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 we shall take all the pending approvals on time, from the competent authorities.
8. That we 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.

9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be.



Authorized Signature

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 us at PUNE on 11th day of December.



Authorized Signature

24 DEC 2018



BEFORE ME

VANITA VISHNU SHINDE
NOTARY, GOVT OF INDIA
PUNE DISTRICT (MAHARASHTRA)
Reg.No 11179