



महाराष्ट्र MAHARASHTRA

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अनु.क्र. १८०२५ दि. ६ DEC 2019 मु.शु.रकम. १००/-
धरुलावा अकार २२१
दस्त नोंवणी करणार आहेत का ? होय/नाही. AFFIDAVIT
मिळकतीचे वर्णन
मुद्रक दिवत घेणाऱ्याचे नांव प्रथमेश मधुकर निरफराके
पत्ता ३२६ वा. ५० ३६
दुसऱ्या पक्षाच्या नांव
हस्त ठेवणारे नांव व पत्ता मंजुबाई कोर्से ता. ३०
मुद्रक दिवत घेणाऱ्याची सही सौ. सविता प्रविण निरमे
परवाना क्र. २२०१११६
५७०/७२, धोरपडे पेठ, पुणे-४११



Affidavit cum Declaration

Affidavit cum Declaration of M/s. Prathamesh Constructions, office at 1st Floor, Prathamesh Dàrshan, Sub Plot no- 3 +8, Tapodham Co-op Hsg. Society, Mukundnagar, Pune - 411037 promoter of the proposed project "Prathamesh Anant" building of Bhargav Sahakari Gruhrachana Sanstha Maryadit, at Plot No. 14, S. No. 49/1, Parvati, Pune - 411009.



We, **M/s. Prathamesh Constructions** promoter of the proposed project "Prathamesh Anant" building of Bhargav Sahakari Gruhrachana Sanstha Maryadit, at CTS No. 3701, Plot No. 14, S. No. 49/1, Parvati, Pune – 411009 do hereby solemnly declare, undertake and state as under:

1. That We, **Prathamesh Constructions** promoter 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 owner and promoter for development of the real estate project is enclosed herewith.
2. That the project land is free from all encumbrances.
3. **That the time period within which the project shall be completed by us from the date of registration of Project ; - 30 Months**
4. (a) For new projects : That seventy per cent of the amounts realized by me 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.
(b) For ongoing project on the date of commencement of the Act
(i) That seventy per cent of the amounts to be realized hereinafter by us 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 us 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, 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 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 allottee at the time of allotment of any apartment, plot or building, as the case may be.

For Prathamesh Constructions

Chaitanya

Chaitanya Madhav Kulkarni (Partner)

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 on this day of .



For Prathamesh Constructions

Chaitanya

Chaitanya Madhav Kulkarni (Partner)

Deponent

BEFORE ME

S. M. Nirpharake

S. M. NIRPHARAKE

NOTARY STATE OF MAHARASHTRA

PUNE

Noted and Registered
at Sr. No. 2201/19

Date:- 9 DEC 2019

9 DEC 2019