



महाराष्ट्र MAHARASHTRA

2019

VH 036853

फाईल प्रतिज्ञापत्रासाठी (अनुच्छेद-४)
(गिटर मुद्रांक लिखित लायसेन्ससाठी नाही.)

प्रतिज्ञापत्र कोणाकडे सादर केले आहे -

प्रतिज्ञापत्रासाठीचे कार्यालय

मुद्रांक लिखित कोणाच्या नावावर

व रहिवासी पत्ता

मुद्रांक लिखित वापरण्याची तोंद कशी अनु क्र.

हसने द्यावयाचे नाव व पत्ता

परवानाधारक मुद्रांक लिखित्याची नाव नाही व शवांना न.

मदर मुद्रांक लिखित दिनांक/पत्ता

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्या पासून ६ महिन्यात वापरणे बंधनकारक आहे.

प्रथमेश मोगेश म्हात्रे
२१६, मुकुंदनगर, पुणे ४११०३७

२२७७ दि. २७-७-२०१९

सौ. विजया सुरेश लांडे
स्टॅम्प व्हेंडर
सहकारी क्रमांक - २२०११४४
पुणे - ४११०३७/४०९४
१५, लॅंडवना गावठाण, पुणे



27 JUN 2019

प्रथम मुद्रांक लिपीक
कोणाच्या नावावर करिला



Affidavit cum Declaration

Affidavit cum Declaration of M/s. Prathamesh Constructions, Office at 1st Floor, Prathamesh Parshan, Sub Plot no- 3 +8, Tapodham Co-op Hsg. Society, Mukundnagar, Pune - 411037 promoter of the proposed project "Prathamesh Shreyas" building of Shree Mukundnagar Sahakari Gruhrachana Sanstha Maryadit, at Plot No - 172, Final Plot No. 420 as per original sale deed and Final Plot No. 413 A as per B form, S. No. 541 A B 700 - 703, C.T.S. No. 8, Mukundnagar, Pune - 411037.

We, **M/s. Prathamesh Constructions** promoter of the proposed project "Prathamesh Shreyas" building of Shree Mukundnagar Sahakari Gruhrachana Sanstha Maryadit, at Plot No – 172, Final Plot No. 420 as per original sale deed and Final Plot No. 413 A as per B form, S. No. 541 A B 700 – 703, C.T.S. No. 8, Mukundnagar, Pune – 411037 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 ; - 39 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

[Signature]

Chaitanya Madhav Kulkarni (Partner)

Deponent

6 JUL 2019

[Signature]
Shantaram
Badekar



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

[Signature]

Chaitanya Madhav Kulkarni (Partner)

Deponent



BEFORE ME

[Signature]

R. V. PISAL
NOTARY GOVT. OF INDIA

Noted and Registered

at Sr. No. 3395/19

Date:- 6 JUL 2019

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