



महाराष्ट्र MAHARASHTRA

2022

06AA 749653

28 APR 2022

अनु.क्र. 5683 दि.

मु. वी. रक्कम- 100/-

दस्तावा प्रकार- Affidavit

दस्ता नोंदणी करणार आहेत का? होय/नाही.-

मिळकतीचे दर्जण-

मुद्रांक दिवत घेणाऱ्याचे नांव- Chitale Housing - ANKAR Construc

पत्ती- Ratil chambers 24/14 Karve rd. Pune - 411

दुसऱ्या पक्षकाराचे नांव-

हस्ते व्यक्तीचे नांव व पत्ता- Ganesha Chaugule Shukrawar peth pune

नितीन एन. गांधी (परवाना नं. 2209044)

ऑफ नं. 29, केदार एम्पायर, कर्वे रोड, पुणे-411 004 फोन-24463444 हस्ते/मुद्रांक दिवत घेणाऱ्याची मदी



22 APR 2022

प्रथम मुद्रांक लिपीक कोषागार पुणे करिता



FORM 'B'

AFFIDAVIT CUM DECLARATION

Signature



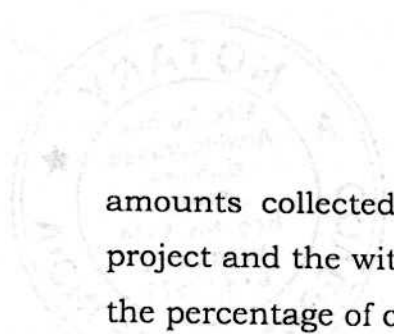
FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Mangirish Co-operative Housing society & Chitale Housing - Aakar Constructions Promoter of the proposed project at S. No. 1038/3, F.P.no.363/3, Gokhale Road, Bhamburda, Shivajinagar, Pune - 411016 Dist. Pune.

I, Deepak Sathe, Partner of Chitale Housing - Aakar Constructions, a promoter of the proposed project do hereby solemnly declare, undertake and state as under -

1. That Mangirish Co-operative Housing Society Ltd. Reg no PNA /HSG 1169 owns the project land mentioned above, has a legal title to the land on which the development of the proposed project is to be carried out vide development agreement and power of attorney dated 23/11/2021 executed in favour of Chitale Housing - Aakar Constructions 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 said land is free from all encumbrances.
3. That the project will be completed within 36 months from today i.e. 27/04/2025.
4. That seventy per cent of the amounts realized 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I/promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.
8. That I/Promoter shall take all the pending approvals on time, from the competent authorities.
 9. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 10. That I/promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

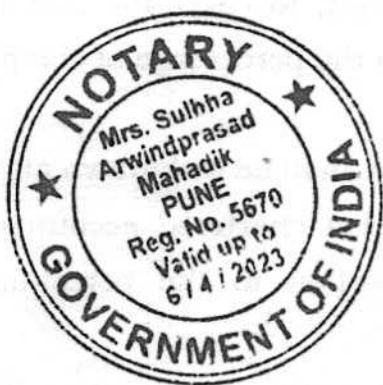
Verification

The contents of my above Affidavit Cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Pune

Date - - 1 AUG 2022

Deponent, POA holder for
Mangirish Co-operative Housing Society Ltd.



BEFORE ME

Mrs. Sulbha A. Mahadik
NOTARY, GOVERNMENT OF INDIA
PUNE

This document contains paper 3
Noted & Registered 428/2022

Date.....

- 1 AUG 2022

