



महाराष्ट्र MAHARASHTRA

2022

17AA 701070

फक्त प्रतिज्ञापत्रसाठी
अनु.क्र. १६६९३.दि. २६/८/२०२२.श.संक्रम. १००१ -
मुद्रांक विकत घ्याव्याचा मात श्रीमती विठ्ठल
पत्ता कोईर का. विठ्ठल डोंडे ३३
दफ्तरी मात श्रीमती शोभा

Amul
मुद्रांक विकत घ्याव्याची सहा
प्रमाणित कोषागार समार न्यायलयासमोर प्रमाणित सादर करण्यासाठी
का. १, १०/८/२००१ मसाल



AFFIDAVIT CUM DECLARATION

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We **Mr. Yash K. Firodiya & Mr. Kishor M. Firodiya**, Age 29 years & 57 years, Occupation - Buisness, Office at Sankalp Apartment, Bhoir Colony, Chinchwad, Pune - 411033 are the promoters for project "28 Pearls" situated at Plot no. 8 & 47, CTS NO. 4009 & 4010, Sudarshan nagar, Chinchwad, Pune - 411033. We are Authorised Partners of M/S Bhakti Builders and Power of Attorney Holders for Ashoka Apartment condonium alongwith its members and Nisarg Apartment Condonium alongwith its members as the land owners. We hereby solemnly declare, undertake and state as under:

- (1) That the Promoter has 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 not having any encumbrances.
- (3) That the date by which the project '28 Pearls' shall be completed by the promoter shall be 31-12-2024.
- (4) (i) That seventy percent of the amounts to be realized 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.
- (5) That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
- (6) 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 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 the Promoter shall take all the pending approvals on time, from the competent authorities.

(8) 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.

(9) That the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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



Mr. Yash K. Firodiya



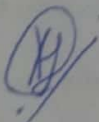
Mr. Kishor M. Firodiya

Deponent

Verification

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

Verified by me at Chinchwad, Pune on this 25th day of August 2022.



Mr. Yash K. Firodiya



Mr. Kishor M. Firodiya

Deponent