



महाराष्ट्र MAHARASHTRA 2 APR 2022 0

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अनु.क्र. ११५९ दि. ०२.०४.२०२२

स्ताबा प्रकार प्रतिज्ञापत्र

न नोंदणी करणार आहेत का? होय/नाही.

व्यक्तीचे वर्णन

मार्क विकत घेणाऱ्याचे नांव व पत्ता विहनाहर्ता डेव्हलपर्स

निगमी ग्रुप

दस्तावेज बक्षकाराचे नांव शे.श्री. आशिष

इतले व्यक्तीचे नांव व पत्ता सविता शे. १७५४२

सुभाष बी. जाई

परवाना क्र. २२०११

१५५, गुरुवार पेठ, पुणे

या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी

खरेदी केलेल्यातून इ. महिन्यात बापरोबंदी घेऊनकारक आहे



FORM - B

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Shubham J. Pardeshi and Mrs. Asha J. Pardeshi partners of Vighnaharta Developers as promoters of the proposed project.

We Mr. Shubham J. Pardeshi and Asha J. Pardeshi partners of Vighnaharta Developers as Promoters of the proposed project, do hereby solemnly declare, undertake and state as under:



1. That, Promoter has a legal title to the land on which the development of the project is proposed

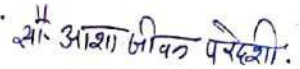
AND

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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter is **31st October 2023**.
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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, 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, promoter shall take all the pending approvals on time from the competent authorities.
9. That, promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, 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.



Mr. Shubham J. Pardeshi



Mrs. Asha J. Pardeshi



Verification

We Mr. Shubham J. Pardeshi and Mrs. Asha J. Pardeshi partners of Vighnaharta Developers, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this PUNE day of 23/03/2022.

Mr. Shubham J. Pardeshi

Mrs. Asha J. Pardeshi



BEFORE ME

SANGEETA ASHOK BHAGAT
Notary Govt. of India, Pune

Noted and Registered
at Sr. No. 1752/2022

Date:- _____

12 APR 2022