



महाराष्ट्र MAHARASHTRA

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YB 952791



Sub-Treasury Officer
Kalyan

4 OCT 2021

FORM 'B'

[See rule3(6)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER**

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s PRABHAT DEVELOPERS promoter of the proposed project MANGESHI ERA duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 10/05/2021:

Paul

14/10/2021

जोडपत्र 1

मुद्रांक विप्ली बाबतची नोंद अनुक्रमांक / विभाग : 0707

मुद्रांक विकत घेणाऱ्याचे नाव, रहिवासी, पत्ता व सही : Bhaskar D. Pawar

हस्ता : Shashikant Pawar, Amalgaon (MH)

परवानाकारक मुद्रांक विक्रीसाठी तशी

व परवाना नं. 1888041

सर्वोच्च मुद्रांक विक्रीचे विभाग / पत्ता : सी. शिरीष अ. जाधव, इतिविक विलडींग, सी/3,
सह्यमजला, पादकर रोड, कोविंदली (पुणे) - 411001

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्याच कारणासाठी
मुद्रांक खरेदी करिताचकून 6 महिन्यांत वापरणे आवश्यक आहे.

I, **BHASKAR DASHRATH JOSHI** promoter of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. have a legal title Report to the land on which the development of the proposed project is being carried out 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 me/promoter from the date of registration of project to **31/03/2026**

4. (a) For new projects :

That seventy per cent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised 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.

OR

(ii) That entire of the amounts to be realised 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, 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 I / 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 utilised for the project and the withdrawal

has been in compliance with the proportion to the percentage of completion of the project.

7. That I /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ 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 I / the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

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 October 2021.

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Deponent