

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED RUPEES

सत्यमेव जयते

INDIA NON JUDICIAL

7 SEP 2022
5338 मु. शु. रक्षक

500 / h

अथवा प्रत्येक

इसका नतीजा क्या है ? होय/नाही.

पिठकलीचे तखाने

पु. सं. दि. सं. व. सं. नां.

७५७

दुसऱ्या पक्षाकडचे लढव

हस्तो व्यक्ताये नां व पत्ता०

मृदांक विकृत घेणाऱ्याची सही

ज्या कारणासाठी ज्यांनी शुद्धांक खरेदी केला, त्यांनी त्याच कारणासाठी खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

किरण देवराज लडुकर

परवाना क्र. २२०११२५

४३५, सोमवार पेठ, पुणे-११.

AFFIDAVIT CUM DECLARATION



29 AUG 2022

प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता



FORM 'B'
[See rule 3(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 **Anjani Ganesh Associates**

Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide
its/his/their authorization dated **06/09/2022**

We, **Mr. Chetan Purushottam Patel & Partners** promoter of the proposed project '**Anjani Plato**' (Gat no 1583 & 1604, Chikhali Pune) duly Authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / 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 free from all encumbrances.

OR

That details of encumbrances NA including dues and litigation,
Details of any rights, title, interest, or name of any party in or over such land, along with details.

3. That the time within which the project shall be completed by me/promoter/co-promoter from the date of registration of project '**Anjani Plato**' - **31/03/2023**
4. (a) For new project:

That seventy per cent of the amounts realized by me/promoter/co-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

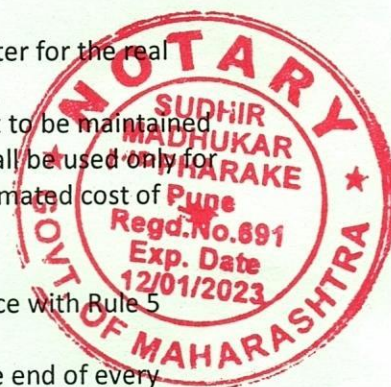
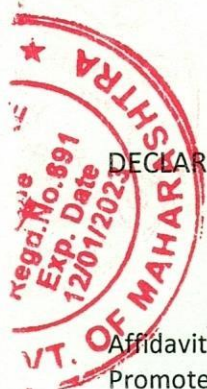
- (i) That seventy percent of the amounts to be realized hereinafter by me/promoter/co-promoter for the real estate project from the allottees, from time, shall be deposited in a separate account to be Maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR

- (ii) That entire of the amounts to be realized hereinafter by me/promoter/co-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





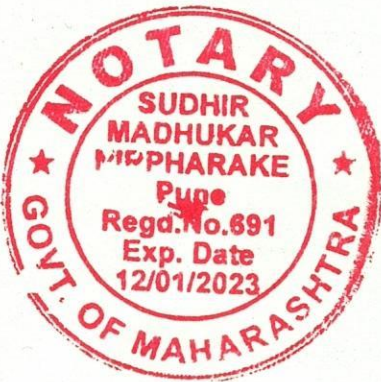
the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

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 on 06/09/2022



Mr. Chetan Purushottam Patel

BEFORE ME

S. M. NIRPHARAKE
NOTARY STATE OF MAHARASHTRA
PUNE

Noted and Registered

at Sr. No. 968

Date: 8 SEP 2022

