



महाराष्ट्र MAHARASHTRA

2022

44AA 462735

ONLY FOR AFFIDAVIT (ARTICLE-4)

Reg. Serial No. 2538 Date 11 APR 2023 Rs. 100/-
Stamp Purchaser Name Jhamtani Realty Pvt Ltd
Place of Residence Rahatani Pune 17
Through Name Sunny Sawade
Stamp Purchaser or Through Sign: [Signature]
Sign: [Signature]

JAY D WANKARI Lic. No. 2291067
(Stamp Vendor) Pimpri, Pune - 411017.

It is Compulsory the reason for which who has purchased stamp should be used by him for that reason only within 6 months from the date of purchase

FORM 'B'

See rule 3(6)

Affidavit cum Declaration

Affidavit cum Declaration of Jhamtani Realty Private Limited through its Director Mr. Anup Parmanand Jhamtani, also as POA and Development Rights Holder of M/s. Aashee Developers, Mr. Pandharinath Vitthal Jambhalkar and Anup Parmanand Jhamtani, the Promoters of the proposed project "Ace Atmosphere Phase I" duly authorized by the directors of the company, vide its Board Resolution dated 05/05/2023.



05 MAY 2023



ONLY FOR AFFIDAVIT (ARTICLE-4)

11 APR 2023

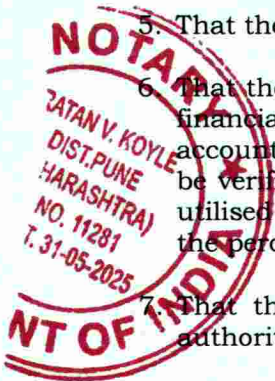


02 MAY 2023

I, Mr. Anup Parmanand Jhamtani, Age: 38 years, Occupation: Business as a Director of Jhamtani Realty Private Limited, also as POA and Development Rights Holder of M/s. Aashree Developers and Mr. Pandharinath Vitthal Jambhalkar the promoters of the proposed project **"Ace Atmosphere Phase I"** located at Survey No. 60/1, 60/3 to 60/6, 60/8 to 60/12, 60/15 to 60/19, 61/2/1(P), Village Ravet, Taluka Haveli, Dist. Pune - 412101 does hereby solemnly declare, undertake and state as under:



1. That the promoters have a legal title Report to the land on which the development of the project is proposed
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter from the date of registration of project is **54 months** i.e. **dated 30/09/2027**.
4. That seventy per cent of the amounts realized 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 That the amount from the separate account shall be withdrawn in accordance with Rule 5.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 utilised 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 has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment.



Mr. Anup Parmanand Jhamtani
Deponent

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 on this 05th day of May 2023.

BEFORE ME

RATAN V. KOYLE
B. A. (HONS). LL. B
ADVOCATE & NOTARY
GOVT. OF INDIA PUNE
(Reg. No 11281)

05 MAY 2023

RATAN V. KOYLE
ADVOCATE & NOTARY
GOVT. OF INDIA
C-001, Silver Space CHS.
Jagtap Dairy, Vishal Nagar
Pune-411027

Mr. Anup Parmanand Jhamtani
Deponent

