



महाराष्ट्र MAHARASHTRA

2022

31AA 876455

15 NOV 2022

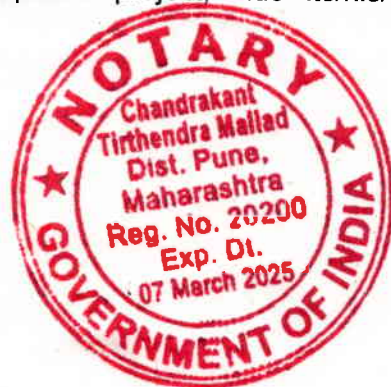


प्रथम मुद्रांक लिपीक

FORM 'B'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **M/s Bandal Constructions** the Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 29/11/2022.



I/We, Mr. Kisanrao Bhausaheb Bandal, Mr Nilesh Kisanrao Bandal & Mrs Dhanashree Nilesh Bandal all being the partners of M/s. Bandal Constructions the Promoter of the proposed project Vedashree (S. No. 96/3/1U/4 (Plot No 1) Kothrud, Taluka Haveli, District Pune 411038) duly authorized by the promoter of the proposed project do 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 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 the Promoter from the date of registration of project 'Vedashree' – 30/09/2025

4. (a) For new project:

That seventy per cent of the amounts realized by the 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 29/11/2022



Bandal
Mr. Kisanrao Bhausahab Bandal

H Bandal
Mr Nilesh Kisanrao Bandal

D Bandal
Mrs Dhanashree Nilesh Bandal

Deponent

(Name of Promoters)



BEFORE ME

Chandrakant
Chandrakant Tirthendra Mallad
ADVOCATE & NOTARY
GOVERNMENT OF INDIA

Noted and Registered
at Serial Number: 415/2022
Date:- 1 DEC 2022