



महाराष्ट्र MAHARASHTRA

© 2021 ©

ZV 149128

अनु.क्र. ४०८५४ दि. २१ MAR २०२२ सु. सु. रकम १००/-
वस्तुचा प्रकार
वस्तु नोंदणी करणार आहेत का ? होय/नाही.
मिळकतीचे दर्शन
मुद्रांक विकत घेणाऱ्याचे नांव
पत्ता
दुसऱ्या पक्षकाराचे नांव
हस्त व्यक्तीचे नांव व पत्ता
मुद्रांक विकत घेणाऱ्याची सही

महिला कोषागार अधिकारी
पुणे
१६ MAR २०२२
प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

FORM - 'B'

Affidavit cum Declaration



Affidavit cum Declaration of M/s. Prathamesh Constructions, Office at 1st Floor, Prathamesh Darshan, Sub Plot no- 3 +8, Tapodham Co-op Hsg. Society, Mukundnagar, Gultekadi, Pune - 411037 promoter of the proposed project "Prathamesh Sanskruti building of Abhinav Apartments Association" S. No. 726/A/1, Plot No. 3 & 4, Final Plot No. 996/3, Sadashiv Peth, Pune 411030.

We, M/s. Prathamesh Constructions promoter of the proposed project "Prathamesh Sanskruti building of Abhinav Apartments Association" S. No. 726/A/1, Plot No. 3 & 4, Final Plot No. 996/3, Sadashiv Peth, Pune 411030 do hereby solemnly declare, undertake and state as under:

1. That I have 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.
3. That the time period within which the project shall be completed by me from the date of registration of Project i.e. on or before 31.12.2025.
4. That, seventy per cent of the amounts realized by me 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts of the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, I 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, I shall take all the pending approvals on time from the competent authorities.



9. That, I have furnished such other documents as have been prescribed by the rules and regulations made under the act.
10. That I 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.

For Prathamesh Constructions

S. Santuram Bodekar

Kulder

Chaitanya Madhav Kulkarni (Partner)

Deponent

Verification

I, 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 4th day of April 2022

For Prathamesh Constructions

Kulder

Chaitanya Madhav Kulkarni (Partner)

Deponent



BEFORE ME

em

R. V. PISAL
NOTARY GOVT. OF INDIA

Noted and Registered
at Sr. No. 1209/22

Date:- 4 APR 2022



1209