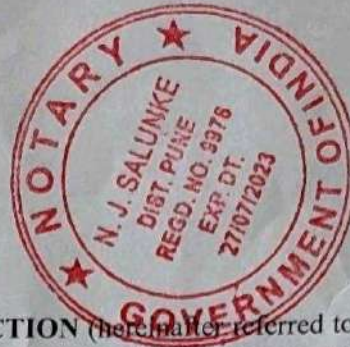




the constituents of For **M/S.JND CONSTRUCTION** (hereinafter referred to as the "**Promoter**") and the promoter of the New Project "**WISTERIA**" (for short the said "**Project**") situated on all those pieces and parcels of the land bearing at S No.28 Hissa No.22/1/3, 22/1/2, 22/4/2, 22/4/3, 22/4/4, 22/4/7, 24/2, 24/3, 24/5, 24/8, 24/12, and S No 29 Hissa 1/2 at Ambegaon Budruk, Tal Haveli Dist Pune 411046 (for short the "**Land**"), do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal Title to the land on which the development of the Project is new;
2. That the land is free from all encumbrances other than mentioned below:
 - (a) Mortgages created by prospective purchasers/ allottees upon their prospective Apartments/Units in the said Project in future.
3. The said Project shall be completed on or before **31th day of December 2027** from the date of registration of the said Project;
4. That 70 *per cent* of the amounts to be realized hereinafter by Promoter for the said real estate Project from the prospective Allottee/s, 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 That the amounts from the said separate account shall be withdrawn in accordance with Rule 5;
6. That 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 Promoter shall take all the pending approvals on time, from the competent authorities;
8. That Promoter shall inform the Real Estate Regulatory 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 7 (seven) days of the said changes occurring;
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act;
10. That Promoter shall not discriminate against any Allottee/s at the time of allotment of any apartment, plot or building, as the case may be;

Place: Pune.

Deponents

Date: February 13, 2023

For M/S.JND CONSTRUCTION

S Jagtap

(i) Mrs.Sayali Sandip Jagtap

P. Darwatkar

(ii) Mrs.Poonam Girish Darwatkar

Shyam Narwa

(iii) Mr.Shyam Vinayak Narwa

Nagrani Narwa

(iv) Mrs.Nagrani Shyam Narwa

U Jagtap

(v) Mr.Uday Sambhaji Jagtap



VERIFICATION

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by me at on _____ February of 2023.

Place: Pune

Deponents

Date -: February 13, 2023

For M/S.JND CONSTRUCTION



S Jagtap

(i) Mrs.Sayali Sandip Jagtap



P Darwatkar

(ii) Mrs.Poonam Girish Darwatkar



S Narwa

(iii) Mr.Shyam Vinayak Narwa

Nagarani Narwa

(iv) Mrs.Nagrani Shyam Narwa



U

(v) Mr.Uday Sambhaji Jagtap



BEFORE ME

Sammile

ADV. NANDA J. SALUNKE
NOTARY GOVT. OF INDIA
B-11, Manik Moti Complex
More Baug, Katraj, Pune-41
Mob: 8888867279

NOTED & REGISTERED
AT SERIAL NO. 52512023
DATE 22/2/2023

