



महाराष्ट्र MAHARASHTRA

● 2017 ●

AG 069430



Form 'B'

[See rule 3(6)]



श्री. सु. का. पाटील

DECLARATION, SUPPORTED BY AN AFFIDAVIT SIGNED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Maulik H. Dave, Mr. Jaysinh A. Dave and Mr. Devang H. Dave all Designated Partners of M/s. PGD Land LLP promoter of the proposed project known as PGD Pinnacle at land bearing Survey Nos. 9 to 14, Hissa No. 1/31, at Keshav Nagar, Mundhwa, Pune

We, Maulik H. Dave, Jaysinh A. Dave and Devang H. Dave all Designated Partners of M/s. PGD Land LLP, Promoter of on-going project namely 'PGD Pinnacle Buildings B & C (consisting 10 Floors' each), (hereinafter referred to as the "Said Project") do hereby solemnly declare, undertake and state as under:

Maulik Dave

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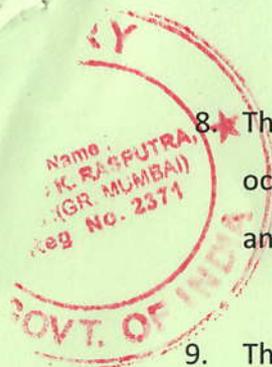


1. That we have investigated the legal title Certificate issued by M/s. Rajiv Patel & Associates, Pune in respect piece and parcel of Land admeasuring 00=79 Ares owned by Smt. Sonia Yogesh Anand (Land Owner/Co-Promoter) bearing Survey No. 9 to 4, Hissa No. 1/31 situate, lying and being at village Mundhwa, District Pune (hereinafter referred as "said Land") on which the development of the said Project is to be carried out by us jointly with the said Land Owner.
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 is 31st October, 2020.
4. That for this ongoing project on the date of commencement of the Act
(i) Seventy per cent of the amounts to be realised hereinafter by the promoter for the real estate project from the allottees, from time to time, shall be deposited in 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 That the amounts from the separate account shall be withdrawn in accordance with rule 5.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 practising Chartered Accountant, and produce a statement of accounts duly certified and signed by such practising Chartered Accountant, and it shall be verified during the audit that the amount collected from this particular projects has been utilised for this 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.

Maulik Dave

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[Signature]



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 had furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.

10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment.

[Signature]
Verification

Maulik Dave

Deponent

We the Partners of PGD Land LLP declare and affirm that the contents of the above Affidavit Cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Mumbai on this 21st July, 2017.

- 1) Mr. Maulik H. Dave
- 2) Mr. Jaysinh A. Dave
- 3) Mr. Devang H. Dave

Maulik Dave
Jaysinh
Devang

Deponents

BEFORE ME

[Signature]

BHANU K. RASPUTRA,
ADVOCATE HIGH COURT & SOLICITOR
AND NOTARY (GR. MUMBAI)
(GOVT. OF INDIA) REG. NO. 2371
B/603, ORBIT TOWER, PLOT NO. 236-A
GARODIA NAGAR, SERVICE ROAD,
GHATKOPAR (EAST), MUMBAI-400 077.

SERIAL NO. IN REGISTER 458/2017
21/7/2017

