

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

अनु.क्र. 361525 दि. 7 NOV 2025  
 प्रमाण प्रकाश **AFFIDAVIT**

**दस्तावेज प्रकार**

दस्त नोंदणी करणार आहेत का ? होय/नाही.

## भिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव

**पत्ता**

दुसऱ्या पक्षकाराचे नांव

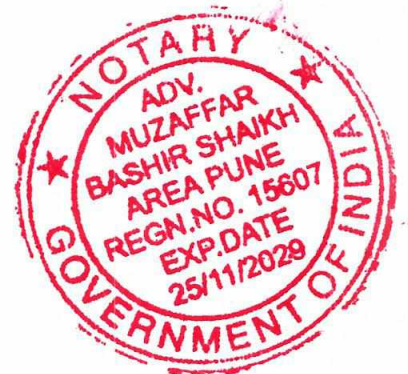
हस्ते व्यक्तीचे नांव व पत्ता

मुद्रांक विकत घेणाऱ्याची सही

AKH TAR

जितेश हरकचंद गांधी  
परधाना क्र. २२०११२७  
४८५, सेंटर स्ट्रीट, पुणे-४११००९

# AFFIDAVIT







## FORM 'B'

[See rule 3(6)]

### DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

#### Affidavit cum Declaration

Affidavit cum Declaration of KUMAR PRISM REALTY LLP promoter of the proposed project Kumar Prism Tower A Located at S.No 44 A/12C,44A/12B C.S No 1970 (Pt) Village-Keshavnagar-Mundwa, Pune 411036, vide its/his/their authorization dated.

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. have/has a legal title Report to the land on which the development of the proposed project is to be carried out

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/promoter from the date of registration 31/12/2031

4. (a) For new projects:

That seventy per cent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter 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.

OR

(ii) That entire of the amounts to be realised hereinafter 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, 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 utilised 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 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 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.



*Ujjwal WB*  
Promoters



**BEFORE ME**  
*[Signature]*  
**MUZAFFAR B. SHAIKH**  
ADVOCATE & NOTARY  
GOVT OF INDIA  
NOTATED & REGISTERED  
SERIAL NUMBER



**10 NOV 2025**