



महाराष्ट्र MAHARASHTRA गृहाक खरेदी केन्द्र 022 2511 1000 वापरणे बंधनकारक आहे.

EB 731490

અનુષ્ઠાન... ૮૪૭૮... રૂ. ૧૨૦૧૨૪... ગુજરાતી પ્રેસ -

दस्ताचा प्रकार..... ४५

स्त नोंदणी करणार आहेत का ? प्रौय/नाही

प्रियकृतीचे उपाय ८

..... द्वारा देखा गया तो वह नाव नहीं थी। वह एक बड़ा और बड़ा वाहन था। वह एक बड़ा और बड़ा वाहन था।

दस्ता न भवति गंव ~~.....~~

ହମ ଅଧିକାରୀ ମାତ୍ର ଏ ପତ୍ର ଲାଗିଥିଲା... କାହାରେ କାହାରେ ରଖିଲା । ମିନ୍ଦୁ, ୧୩୯୯

कृष्ण
रविना रमेश जाधव

प्रयोग का २०७५०८०
संकेत शास्त्राचा अधी प्रसार करावा यावा यावा

24 SEP 2022

प्रथम मुद्रांक लिपीक कोषालार पुणे करिता०

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

DECLARATION, SUPPORTED BY AN AFFIDA VIT, WHICH SHALL BE SIGNED
PROMETER
OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Chandrarang Developer and Builders Pvt Ltd
Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide
its/his/their authorization dated **07.10.2025**



We Mrs. Ashwini Laxman Jagtap, Mr. Vijay Pandurang Jagtap, Mrs. Shubhangi Shankar Jagtap, Mrs. Jayashree Vijay Jagtap (Promoter's name) promoter of the proposed The Embercrest Sr No 251/1A, 1B, 1C, 253/4 CTS No 948 949, 950 Wakad Pune 411057 duly Authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / 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 me/promoter/co-promoter from the date of registration of project 'The Embercrest' – **31.12.2031**

4. (a) For new project:

That seventy per cent of the amounts realized 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.

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

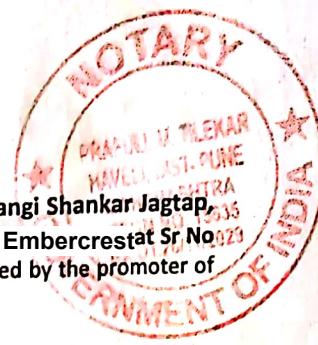
(i) That seventy percent of the amounts to be realized hereinafter by me/promoter/co-promoter for the real estate project from the allottees, from time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used 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 07.10.2025

Jayshree P. AL

Mrs. Ashwini Laxman Jagtap,

Mr. Vijay Pandurang Jagtap,

Mrs. Shubhangi Shankar Jagtap,

Jayshree JV

Mrs. Jayashree Vijay Jagtap

Deponent

(Name of Promoters)

BEFORE ME

Prafull M. Tilekar
PRAFULL M. TILEKAR
ADVOCATE & NOTARY
(GOVT. OF INDIA)
HAVELI, DIST- PUNE
MAHARASHTRA
REGN. NO. 1563F

08 OCT 2025

