



महाराष्ट्र MAHARASHTRA मुद्रांक खरेदी केल्यामुळे 07.10.2025 मधील बापणे इंधनकारक आहे.

EB 731490

अनु.क्र. ८४९८... २७/१०/२५... १.१५.५९०/-

दस्तावा प्रकार..... प्रतीक्षापत्र

दस्त नोंदणी करणार आहेत का ? होय / नाही

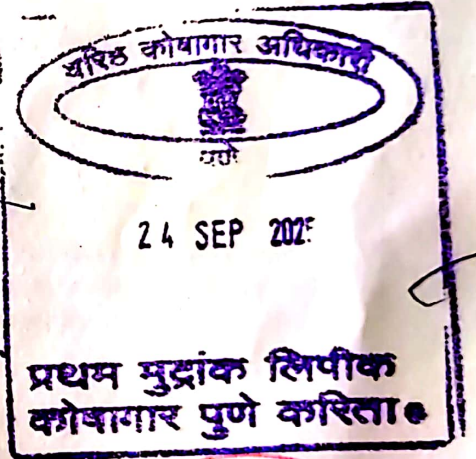
मिळकतीचे वर्णन.....

भूतिका मालकाच्या नावावर आहे. देवदत्त मंगलू विठ्ठल गजपती
क. सिद्धे गुरुदास गुरुदास

दस्तावा मालकाचा नांव.....

हस्त अक्षरांचे नांव व पत्ता: सिद्धी काळोसे राहणे / सिद्धे. ५२५
श्री. मो. बांधवा.
मीना रमेश जाधव
परपत्रा. ८. २२०५०३८

मालक मिळकत घेणाऱ्याची सही गुलामाबाद काळोसे सिद्धे गुरुदास



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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
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

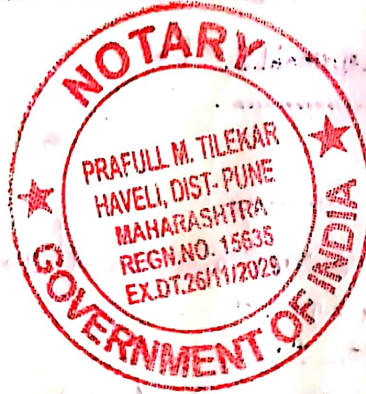


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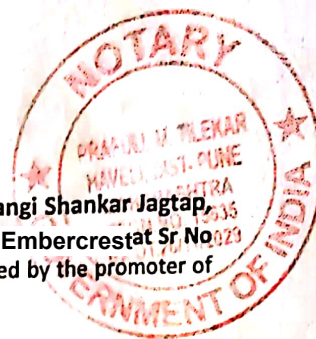


महाराष्ट्र राज्य सरकार
आयुक्त, पुणे

01/12/2019



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

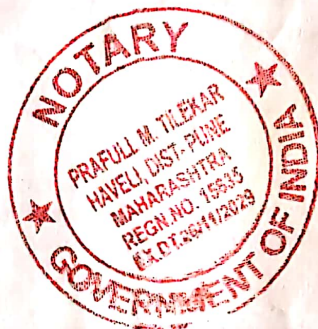
estate project from the allottees, from time, shall be deposited in a separate account to be Maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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 inform 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

Tajmump AL

Mrs. Ashwini Laxman Jagtap,

SS Jagtap
Mr. Vijay Pandurang Jagtap,

Mrs. Shubhangi Shankar Jagtap,

Jayashree JV

Mrs. Jayashree Vijay Jagtap

Deponent

(Name of Promoters)

BEFORE ME

[Signature]
PRAFULL M. TILEKAR
ADVOCATE & NOTARY
(GOVT. OF INDIA)
HAVELI, DIST- PUNE
MAHARASHTRA
REGN. NO. 15635

08 OCT 2025

