



महाराष्ट्र MAHARASHTRA

● 2024 ●

DL 534241

ONLY FOR AFFIDAVIT (ARTICLE-4)
Reg. Serial No. 8046 Date 09 JUN 2025 Rs. 500 ✓
Stamp Purchaser Name Prakash Associates
Place of Residence Pimpri Pune 17
Through Name Abhishek Tolani
Stamp Purchaser or through Sign:
Sign:
JAY D WANKAR LIC. No. 2781067
(Stamp Vendor) Pimpri, Pune 411015
This Compulsory the reason for which, who has purchased Stamp should be used by him for that reason only within 6 months from the date of purchase

प्रकाश जैरामदास खात्री
पुणे
06 JUN 2025
प्रथम मुद्रांक लिपिक
कोषागार पुणे करिशा

NOTARY
PRAKASH JAIRAMDAAS KHATRI
PUNE DIST. MAHARASHTRA
Reg. No. : 37580
Exp. Dt.: 05/02/2030
GOVERNMENT OF INDIA

FORM B

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vinesh Panjabi and others, Partner of Prakash Associates (Promoters & Builders) of the proposed project The Hallmark Wings D, E/F.

I Mr. Vinesh Panjabi, Partner of Prakash Associates (Promoters & Builders) and promoter of proposed project at Sr.No. 228 P, 229/1/1 P, Charholi, Haveli, Pune. Name of Project: The Hallmark Wings D, E/F do hereby solemnly declare, undertake and state as under:

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

AND

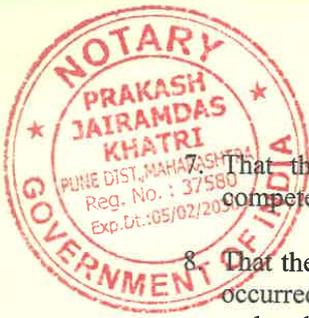
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter from the date of registration of project is 31/12/2029
4. [a] For a new projects:
That seventy per cent of the amounts realized by the 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 amount 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That the promoters 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.





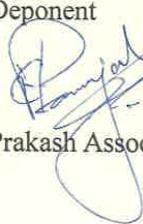
7. That the promoters shall take all the pending approvals on time from the competent authorities.

8. That the promoters 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 promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters shall not discriminate against any allottees at the time of allotment of any apartment, plot or building as the case may be.

Deponent


Prakash Associates



Verification

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by us at Pune on this day of 9th June 2025.


Prakash Associates



BEFORE ME



PRAKASH JAIRAMDAS KHATRI
ADVOCATE & NOTARY
GOVT. OF INDIA
Pimpri, Pune Dist.

09 JUN 2025

