

महाराष्ट्र MAHARASHTRA ◑ 2016 ◑ RG 497887

सदर मुद्रांक जिल्हा कोषागार, जळगांव येथुन दि.... ..... रोजी विक्री / प्रमाणित करण्यात आलेला आहे

मुद्रांक प्रमुख लिपीक जळगांव

17 JUL 2017

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 Mr./Ms. RAVINDRA SUPADU PAWAR Proprietor Of Nirvan Realtors and Developers of 1174 SAGAR PARK KAHDAKA ROAD JALGAON KAHDAKA-425201 Maharashtra promoter of the ~~proposed~~ Ongoing project / ~~duly authorized by the promoter of the proposed project having its register office at , vide its/his/their authorization dated~~ NA.

I, RAVINDRA SUPADU PAWAR promoter of the proposed project / 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~~ ongoing

OR

~~_____ 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.

OR

~~That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details are set out in Annexure – A hereto.~~

3. That the time period within which the project shall be completed by me/~~promoter~~ from the date of registration of project on or before 31/07/2018;

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, as set out in Explanatory Note / Self Declaration Annexure A hereto.

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.

Deponent

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 JALGAON on this Saturday, 29 July 2017

Deponent



SIGN BEFORE ME

KALINDI CHAUDHARI
ADVOCATE & NOTARY
6, NAVI PETH, JALGAON
Sr.No. 1318-1
29 JUL 2017

GOVT. OF MAHARA

Annexure A

Explanatory Note / Self Declaration to Form A & Form B

It is clarified/explained in the interest of disclosure (and for abundant caution that)-

Co-Promoter

1. The project is developed on plot located at Plot No. 2, Survey No. 97/1B Satare Shivar, Bhusawal. The plot is owned by Mrs. Rajani Prakash Attarde, who holds legal title to the said property. The title report of Adv. Rajesh J. Sharma dt. 28.07.2017 confirms clear title in the name of the owner of the property.

2. The owner in consideration of the developmental rights has agreed to share area of the developed project. The details of such area pertaining to the owner are duly mentioned in the Development Agreement dt. 23.05.2017 which forms part of Form B.

3. The details of the co-promoter in terms of office order dt. 11th May, 2017 have been provided to the extent available. The co-promoter shall share area which she has decided to sell after completion of the building. The co-promoter has therefore not opened a separate bank account. The details of the bank account of the promoter is filed in Form A in order to validate the Form A, online.

4. The co-promoters information in respect of separate bank account shall be intimated to the RERA authority in case of change in the position of the owner of the plot.

Proforma of Allotment Letter and Agreement for Sale

5. The contents of the Proforma Agreements for Sale shall be as provided in "Annexure A" as provided in Maharashtra Real Estate (Regulation and Development)(Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017, as modified and adapted having regards to the facts and circumstances of the respective case.

70% Realizations

6. The realization of the undersigned promoter shall be deposited in a separate bank account as provided in Form A, to the extent of 70% in respect of units of the undersigned promoter. However, in respect of the co-promoter (owner of land) the details of separate bank account could not be provided as the owner is of the opinion that she is not liable for separate bank account as Sales of the area allotted to her shall be done only after completion of the project i.e. after the provisions of S.5(3) shall come into play.