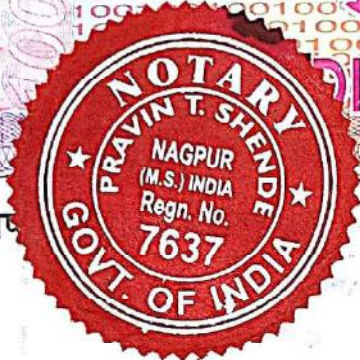




महाराष्ट्र



2017

FORM 'B'

[See rule 3(4)]

NOTARIAL REG
ENTRY NO. 696
DATE 1/9/17

NAGPUR TREASURY
SC 586766
16 AUG 2017
Stamp Head Clerk / Sr. Clerk

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 Milindkumar Kulkarni duly authorized by the promoter of the Proposed "Kulkarni's RIO FARMS" of Kulkarni Developers / duly, vide its/his/their authorization dated 31/08/2017;

I, Mr. Milindkumar Kulkarni duly authorized by the promoter of the proposed "Kulkarni's RIO FARMS" project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

or

That We Promoters have/has a legal title 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 said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is 31st December 2022



दस्तावा प्रकार

(Nature of document)

Rule

दस्त नोंदणी करणार आहेत का ?

(Whether it is to be registered ?)

होय/नाही
Yes/No

मिळकतीचे धाडक्यात वर्णन

(Property Description in brief)

पुढाक विकत घेणाऱ्याचे नाव व मही

(Stamp Purchaser's Name & Signature)

Kulkarni

हस्त असल्यास त्याच नाव, पत्ता व मही

(If through other person then Name

Address & Signature)

Pratap

दुसऱ्या पक्षकाराचे नाव

(Name of the other party)

Kulkarni

पुढाक शुल्क रक्कम

(Stamp Duty Amount)

पुढाक श्रवण नोंदणी अंक/दिनांक

(Serial No / Date)

28 AUG 2017

34014

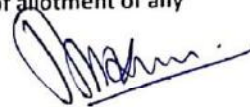
पुढाकाराक मुद्राक विक्रेत्याची मही व पत्ता

(Stamp Vendor's Name & Address)

Stamp Vendor
Khamla Ghosh, Nagpur
L. No. 11 / 1998
Code NO. 4601048



4. 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.
8. That I / promoters shall take all the pending approvals on time, from the competent authorities.
9. That I / promoters have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Mr Milindkumar Kulkarni
[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 Nagpur on this 31st day of August 2017.



Mr Milindkumar Kulkarni
[Deponent]

Sworn before me on this 31st day of Aug, 2017 at Nagpur by
Shri / Smt / Ku. Milind Kulkarni
R/o. Nagpur who is identified
by Shri / Smt. [Signature]
Advocate Nagpur

NOTARY
Govt. of India
Nagpur (M.S.) INDIA

