भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2017 ◑ RS 838990

मुद्रांक पुरवठा
कोषागार कार्यालय, यवतमाळ
24 JUL 2017
मुद्रांक वरिष्ठ लिपीक

क्र. 2807 दिनांक 31/07/2017
घे.नांव एस. एस. जिरापुरे डेव्हलपर्स
रु. 100
सही

एस. ए. सलोडकर
मु.वि.प.क्र.७ व ८/८८
जिल्हाधिकारी कार्यालय, यवतमाळ

NOTARY
Advocate
Narendra A. Salodkar
Area -Yavatmal District
Reg. No. 3281
Expiry Dt. 23/12/2020
GOVT. OF INDIA

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 Sachin Suresh Jirapure Proprietor of **SP Jirapure Developers** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 31st **July 2017** ;

I. Sachin Suresh Jirapure proprietor of SP Jirapure **Developers** 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 project 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 except SBI Loan.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project within Eighteen Month

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.

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 there from.

Verified by me at **Yavatmal** on this 31st day of July 2017

N.K.S. 5893/2017
Solemnly affirmed before me by
Shri Sachin S. Jivane
who is personally known to me has been identified by Shri
Advocate, whom personally known
31/7/17

Deponent

Narendra A. Salodkar
Advocate & Notary Public
At. Po. Dist. Yavatmal
Govt. of India Reg. No. 3281

Pages 2

NOTARY
Advocate
Narendra A. Salodkar
Area -Yavatmal District
Reg. No. 3281
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CANCELLED
CANCELLED
NOTARIAL