



महाराष्ट्र MAHARASHTRA

2017

SE 651155

प्रधान मुद्रांक कार्यालय, मुंबई
प.म. ति. क्र. / ००००९५
21 JUL 2017
सक्षम अधिकारी



FORM 'B'

Affidavit cum Declaration

श्री. प्र. ना. विनोद

Affidavit cum Declaration of **Mr. Vinod Talwar** promoter of the proposed project **Karmaa Galaxy** duly authorized by the partners Chandra Talwar, Sunil Gupta and Kavita Gupta of the proposed project, vide its authorization through partnership deed dated 13th April, 2010.

I, Vinod Talwar (partner) 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





2. That the project land has an encumbrance by mortgage entry number 2695 dated 14/04/2015 of Rs. 20,00,00,000 (Rupees Twenty Crores only) to Reliance Home Finance Limited.
3. That the time period within which the project shall be completed by Karmaa Realty from the date of registration of project will be within Six Months.
4. That seventy per cent of the amounts to be realised hereinafter by Karmaa Realty 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 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

The Contents of my above Affidavit and Declaration are true and correct and nothing by me has been concealed therefrom

Verified by me at Mumbai on 26 July 2017



Deponent



 26/7/17
RAMESH CHANDRA TIWARI
ADVOCATE & NOTARY
GOVT. OF INDIA
Res. 129, A-Wing, Appl Ekta Hsg. Soc
Nav Pada, Marol Naka, A. K. Road
Andheri (E), Mumbai-400 059