



महाराष्ट्र MAHARASHTRA

2017

15 MAY 2018

ST 000624

24 APR 2018

क्र.सं.

1171 रु. 100/-

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नाव

एस.एम. एंटरप्रायजेस.

उत्ते

रचित कल्पारु, कुलकर्णी बाग, पेन में.

सही

न. कॉलेज रोड, नासिक.

हस्ताक्षर: निजय मोरे.

शुभल शिवाजी वसंत
संयोजक, नासिक
महानगर १९/२०१८

NOTARY

NOTED & REGISTERED
at Serial No. 6624/2018
Date 15.06.2018
THIS DOCUMENT
Contents 03 pages

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr.Shital Sumatilal Shah, Partner in S M Enterprises, the promoter of the proposed project / duly authorized by M/s S M Enterprises, the promoter of the proposed project RACHIT KALPATARU, vide its/his/their authorization dated 15.05.2018;

I, Mr.Shital Sumatilal Shah, Partner in S M Enterprises, promoter of the proposed project / duly authorized by S M Enterprises, 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

OR

_____ have/has a legal title Report to the land on which the development of the proposed project is to be carried out

~~AND~~

2. That the project land is 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.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is 31-05-2021;

4 (a) For New Projects:

That seventy per cent of the amounts realized 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

(i) That seventy per cent of the amount

~~(ii) That seventy per cent of the amounts to be realized hereinafter by me/promoter for 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 realized hereinafter by me/promoter for 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 the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

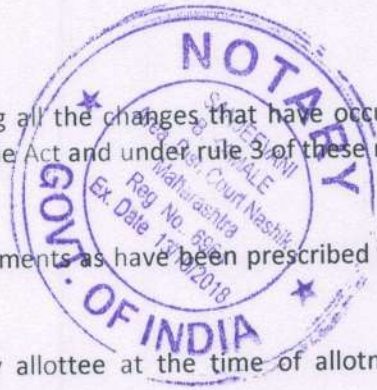
6. That ~~the~~ promoter shall get the accounts audited within six months after the end of every financial year by a practicing chartered accountant and shall produce a statement of accounts duly certified and signed by such practicing chartered accountant and it shall be verified during the audit that 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.



Mr. Shital S. Shah
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 Nashik on this 15th day of May 2018.



Mr. Shital S. Shah
Deponent

Identified by



SB Kamale

SANJEEVANI B. KAMALE
ADVOCATE & NOTARY
GOVT. OF INDIA
Off. Chamber No. 19/
Varuti Chambers, District Court
Nashik-422 002



