

महाराष्ट्र MAHARASHTRA ◐ 2017 ◐ SS 919776





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. Karan Rajendra Shah Director of **Viraj Reality Private Ltd** ~~promoter of the proposed project~~ / duly authorized by Viraj Reality Private Ltd the promoter of the proposed project, vide its/his/their authorization dated 30/03/2018;

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद-४)

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे	प्रतिज्ञापत्र रेरा - नाशिक
प्रतिज्ञापत्रासाठीचे कारण	प्र. पत्र
मुद्रांक विकत घेणाराचे नाव व रहिवासी पत्ता	विराम रिथालिटी प्रा.लि. एम.जी. रोड नाशिक ह्यांचे ए.के. निरभवणे
मुद्रांक विक्री बाबतची नोंद वही क्रमांक व दिनांक	०००६ - २/०७/१८
मुद्रांक विकत घेणाराची सही	
परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता	संजय मुरलीधर गांगुर्डे मुद्रांक विक्रेता (परवाना क्र.८३/२००१) गुरुकृपा,शिवाजी रोड, सीबीएस,नाशिक

MANRAO F. LANDGE NOTARY GOVT. OF INDIA

I, Mr. Karan Rajendra Shah Director of Viraj Reality Private Ltd ~~promoter of the proposed project~~ / duly authorized by **Viraj Reality Private Ltd,** the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I ~~/ promoter have /~~ have 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

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 30th April 2022.

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 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 I / 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 utilized 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.

For VIRAJ REALITY PVT. LTD.

DIRECTOR

Mr. Karan Shah
Director of
Viraj Realty Pvt Ltd

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 Nasik on this 30th day of March 2018.

For VIRAJ REALITY PVT. LTD.

DIRECTOR

Mr. Karan Shah
Director of
Viraj Realty Pvt Ltd

IDENTIFIED-BY ME

Noted & Registered
at Serial Number
1915
THIS DOCUMENT
CONTAINS PAGES
DT.: 2/4/18

BEFORE ME

L. F. LANDGE
Advocate & Notary
Govt. of India
Stadium Complex, Building No.2
M. G. Road, Nashik-1