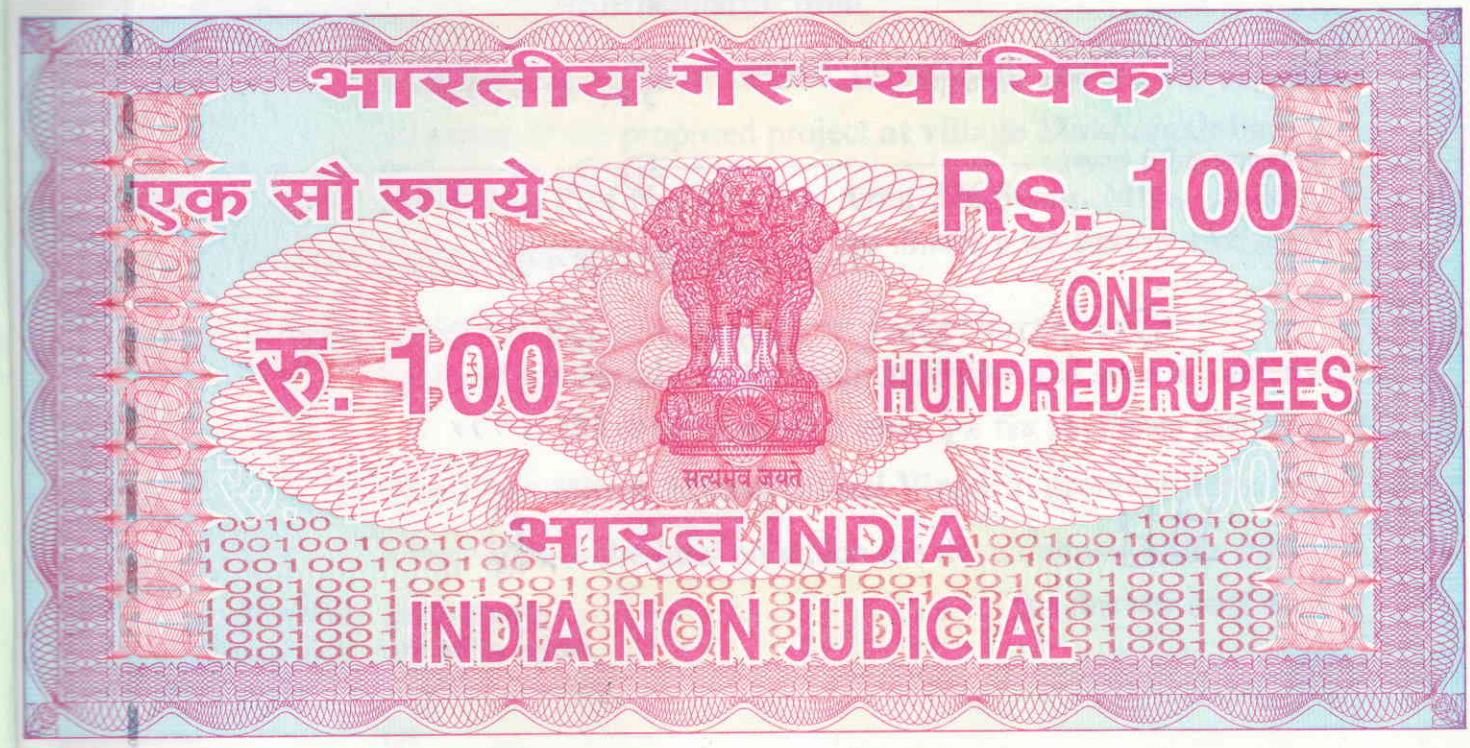


महाराष्ट्र MAHARASHTRA ◑ 2019 ◑ VC 508271





FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Hitesh Mansukhbhai Virpara, R/o Plot No. 3, Shiv Prerna Appartment, Kalanagar, Dindori, Road, Nashik** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 03.07.2019.

फक्त प्रतिज्ञापत्रासाठी

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे :---------- [illegible]

प्रतिज्ञापत्रासाठीचे कारण : ---------- [illegible]

मुद्रांक विकत घेणाऱ्याचे नांव व रहिवासी पत्ता : ---------- [illegible]

---------- [illegible]

मुद्रांक विक्री बाबतची नोंद वही अनु. क्रमांक व दिनांक : ३१८।१९१ ६७११

मुद्रांक विकत घेणाऱ्याची सही :

परवाना क्रमांक ८७/१९५/२६,
मेघदुत शॉपिंग सेंटर, सीबीएस,नाशिक

I, promoter of the proposed project/duly authorized by the promoter of the proposed project **at village Makhamalabad, S. No. 417/2, Plot No. 17 adm. Area 276.50 sq. Mtrs.** building name Radhe Krishna Apartment.

Do hereby solemnly declare and undertake and state as under:-

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

   Or

   That I have 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 said land is free from all encumbrances.

   Or

   The 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 is 31.03.2022.

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 on the date of commencement of the act

i. 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.

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 That the amounts from the separate account shall be withdrawn after in accordanc with Rule 5

6. 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.

7. That I / promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / promoter shall inform the authority regarding all the changed 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 / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / promoter 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. Hitesh Mansukhbhai Virpara

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 03rd day of July. 2019.

Mr. Hitesh Mansukhbhai Virpara

Deponent



Solemnly affirmed and signed before me
by Shri. H. M. Virpara
Who is identified by Shri. S. S. Patel
Whom I Know Personally.

Executive Magistrate, Nashik