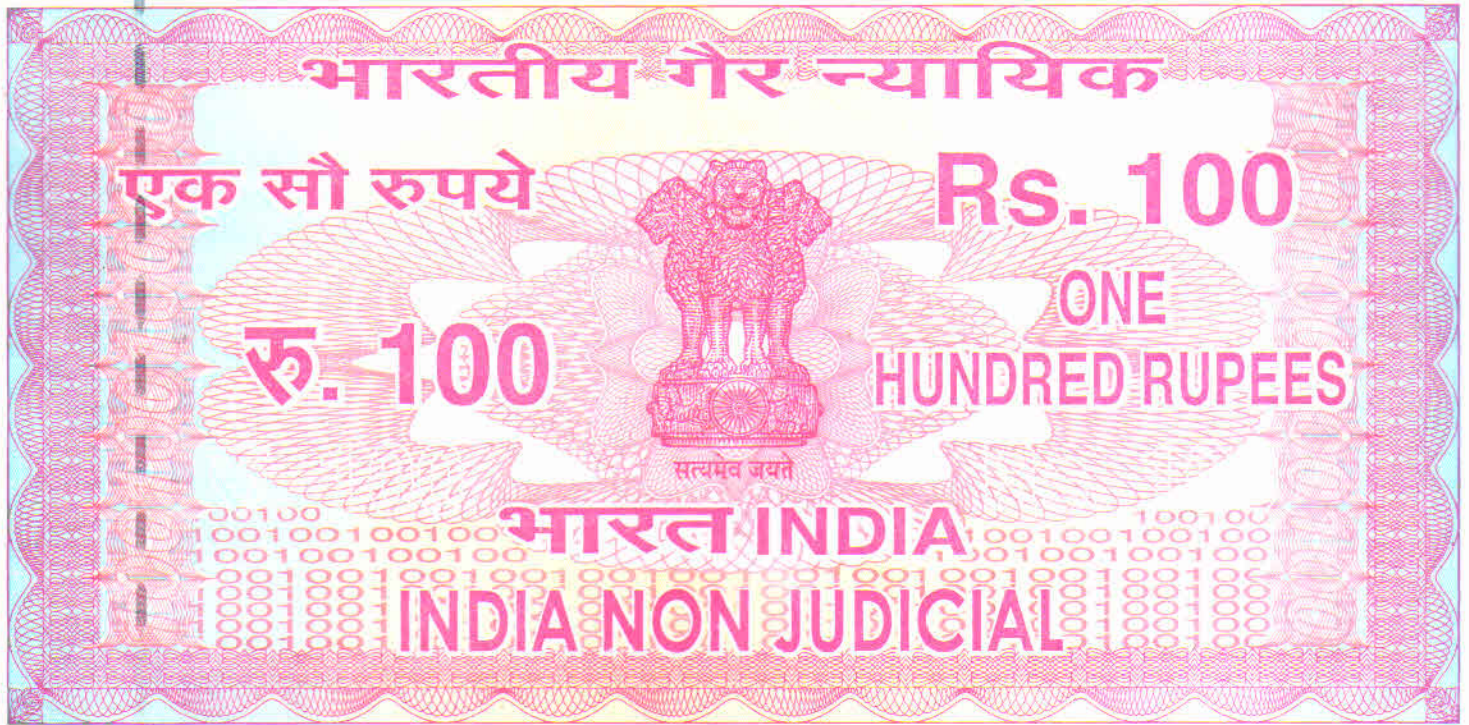




MAHARASHTRA

2019

VB 598127

10 OCT 2019

अ. नं. 100303 दि. 10/10/2019 रु. 100/- पैकी रु. देरा
श्री / श्रीमती / सौ. चंद्रकांत (चंद्रसिंग) गुलाबसिंग पाटील
(अनुरनया चिंतामणी कौलनी आवाकुरनगर नोरीक)
धदिप पाटील



श्री. सं. रा. अमृतकर
स्टॅम्प ऑफिस नाशिक.
(मु. वि. प. क्र. 903/2002)

NOTARY
NOTED & REGISTERED
at Serial No. 4052119
DATE 4/10/2019
This Document Contains
Total 03 Pages

FORM 'B'
[See rule3(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. **Chandrakant Gulabsingh Patil** promoters of the
proposed project / duly authorized by the promoter of the proposed project, vide
its/his/their Authorization dated 03/12/2019



I, **Mr. Chandrakant Gulabsingh Patil** 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

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 Nil 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 promoter will be 4 years from the date of registration of project i.e. 31/12/2023

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.

(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 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 realized 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 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 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.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing Material has been concealed by me therefrom.


Mr. Chandrakant Gulabsingh Patil

Verified by me at Nashik on this 3rd day of December 2019



BEFORE ME

ANIL V. JADHAV
Advocate & Notary, Govt. of India
NASHIK - 422 002



Identified by