



महाराष्ट्र MAHARASHTRA

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RZ 037029



FORM 'B'
[See rule 3(4)]

प्रधान मुद्रांक कार्यालय, मुंबई
प.म.वि.क्र. ८०००००७
21 JUL 2017
सक्षम अधिकारी

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

Affidavit cum Declaration

I, Mr. Ramesh C. Janani duly authorized by the promoter of Swagat Property Developers, vide its authorization dated 24.7.2017.

I duly authorised by the promoter of the Swagat Property Developers, do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title report to the land on which the development of the project is being carried out and 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. I say that the details of encumbrances including details of any rights, title, interest of name of any party in or over such land, along with details.
3. I say that the time period within which the project shall be completed by promoter is 31.03.2019.
4. I further declare that seventy per cent of the amounts to be realized by 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.
5. That the amounts from the separate account shall be withdrawn in accordance with rule 5.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. I say and declare that 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. I say and declare that promoter shall take all the pending approvals on time, from the competent authorities.
9. I say and declare that the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. I say and declare that 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



Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified on 29th day of July, 2017



BEFORE ME

J D Rawal

Deponent

J D RAWAL

Advocate & Notary
Gr. Mumbai

29 JUL 2017

J. D. RAWAL
ADVOCATE & NOTARY
1201, NILANJANA
Elave Road, Malad (West)
Mumbai - 400 064



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REG SR No.
29 JUL 2017