



महाराष्ट्र MAHARASHTRA

2017

SA 411942



हा कोषागार कार्यालय,

वसुधै

15 JUL 2017

प्रमुख लिपीक / लिपी

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

I, Mr. PRAKASH HAMIRMAL JAIN, Age 57 years, , the Karta of PRAKASH H. JAIN (HUF), which is proprietor of M/s. PRAKASH DEVELOPERS, a proprietorship concern, having Office at Shop No.3, Walchand Complex,

Fatak Road, Bhayander West, Dist: Thane 401101 (hereinafter referred to as the said concern) do hereby solemnly declare, undertake and state as under:-

I say that i.e. Mr. Prakash H. Jain HUF , prop. M/s. Prakash Developers is entitled to construct the buildings on the plot of land bearing Survey Nos. (Old) 220, (New) 4, area aggregately admeasuring 5360 Square Meters situated at Village Rai, Taluka and District of Thane (hereinafter referred to as the said land). I enclosed the authenticated copy the title certificate of Adv. D. G. Naik dated 28th July 2008 along with the copies of the agreements between such owners and promoter mentioned in title report for development of the real estate project with form 'A' herewith.

I say that we are constructing a project namely "WALCHAND NAGAR - 2" on the said land. We intend to complete 2 buildings namely "WALCHAND NAGAR – A and B wing "and "WALCHAND NAGAR – C and D wing" on the said land out of which we hereby apply for the grant of registration of our real estate project "WALCHAND NAGAR - 2" (hereinafter referred as " WALCHAND NAGAR - 2") on the said land with a construction area of Square Meters.

1. I say that the promoter has a legal title Report to the land on which the development of the proposed project is to be carried out.
2. I say that the project is free from all encumbrances.
3. I say that the time period within which the project shall be completed by the promoter by 30th April 2018.
4. I further declare and undertake that seventy per cent of the amounts to be realised hereinafter by me/promoter for the under construction/incomplete buildings of the said 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. I state and declare that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017.

6. 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, in practice, 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 the project.

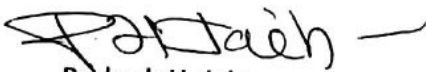
7. I say and declare that the promoter shall take all the pending approvals on time, from the competent authorities.

8. I say and declare that the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under Section 4(2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

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.

For PRAKASH DEVELOPERS
PRAKASH HAMIRMAL JAIN HUF (prop.)



Prakash H. Jain
Karta

VERIFICATION

I Mr. PRAKASH HAMIRMAL JAIN, Age 57 years, the Karta of PRAKASH H. JAIN (HUF), which is proprietor of M/s. PRAKASH DEVELOPERS, having Office at Shop No.3, Walchand Complex, Fatak Road, Bhayander West, Dist: Thane 401101, Promoter of the proposed known as "WALCHAND NAGAR - 2", duly authorized by the promoter of the proposed project, do hereby solemnly declare that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at BHAYANDAR on this 30 day of July 2017.

For PRAKASH DEVELOPERS
PRAKASH HAMIRMAL JAIN HUF (prop.)



Prakash H. Jain
Karta