भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

26 JUL 2017

RK 669293

26 JUL 2017

महाराष्ट्र MAHARASHTRA ◑ 2016 ◑

NOTARY Sanjeev C. Mishra Thane Dist. Reg. No. 6778 GOVT. OF INDIA

NOTARY Sanjeev C. Mishra Thane Dist. Reg. No. 6778 GOVERNMENT OF INDIA

15 MAR 2017

29 JUL 2017

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Prashant Aditya Shukla promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its authorization dated 25-07-2017;

I, Mr. Prashant Aditya Shukla 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 promoter has a legal title Report to the land on which the development of the project is proposed

NOTARY Thane Dist. Reg. No. 6778 INDIA 5 रु. पाँच रुपये FIVE RU

NOTARY Thane Dist. Reg. No. 6778 INDIA 20 रु. बीस रुपये TWENTY RUPEES Rs.20

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OR

M/s Aditya Mangal Builder Proprietor firm 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 N.A. including dues and Litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. The time period within which the project shall be completed by promoter from the date of registration of project is 01-12-2017;

4. (a) For new projects :
That seventy per cent of the amounts 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.

(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 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 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 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 astatement 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 the promoter shall take all the pending approvals on time, from the competent authorities.

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8. That 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 the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. 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

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 Mumbai on this_____day of July 2017.

Deponent

BEFORE ME

SANJEEV C. MISHRA
NOTARY
Govt. of India, Thane Dist.

29 JUL 2017

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