

महाराष्ट्र MAHARASHTRA ◑ 2016 ◑ RK 669291

26 JUL 2017

सह दुय्यम निबंधक कार्यालय, उल्हासनगर
मुद्रांक पुरवठा दिनांक
25 JUL 2017
सह दुय्यम निबंधक अधिकारी, उल्हासनगर

FORM 'B'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Santosh Jaggannath Mhatre Co-promoter of the proposed projectAditya Royal ..;

I, Mr. Santosh Jaggannath Mhatre co-promoter of the proposed project / duly authorized by the Co-promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Co-promoter has a legal title Report to the land on which the development of the project is proposed

संतोष जगन्नाथ म्हात्रे

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OR

Co-promotershas 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 30/6/2017,

4 (a) For new projects :
That seventy per cent of the amounts realized by Co-promoters 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 Co-promoters 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 Co-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 Co-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 Co-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 theCo-promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the Co-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.

30 JUL 2017

Deponent

Attested by me / ~~Before me~~ / ~~True Copy~~

(M7738021886)
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NOTARY
GOVT. OF INDIA

30 JUL 2017

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