


महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 98AA 438290

जिल्हा कोषागार कार्यालय, ठाणे
26 MAR 2024
कार्यालय प्रमुख लिपीक / लिपीक

**FORM 'B'**

**[See rule 3(6)]**

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

**Affidavit cum Declaration**

Affidavit cum Declaration of **Mr. Paresh Chalke**, Partner in **M/s Real Homes Developers**, Promoter of the proposed project ;

1. I, **Mr. Paresh Chalke,** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

   The **Solanki Co-op Hsg. Soc. Ltd.,** comprising **Bldg. 'A'**, proposed on plot bearing **Final Plot No. 112 (pt.)** of Sector 3, Panchpakhadi, Thane (W), has a legal title Report to the land on which the redevelopment 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.

3. That the time period within which the project shall be completed by me/promoter From the date of registration of project is 36 months (31.03.2027)

4. **(a) For new projects:**

   That 70% of the amounts realised by the 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 70% of the amounts to be realised here-in-after by the 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
6. That the 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 utilised 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.
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.

For Real Homes Developers

**Mr. Paresh Chalke** Partner

NOTARY SUNITA S. GOLE Dist. Thane (M.S.) Regn.No.10294/13 Expiry Date 24 Sept.2028 GOVT. OF INDIA

NOTARY SUNITA S. GOLE Dist. Thane (M.S.) No.10294/13 Expiry Date 4 Sept.2028 OF INDIA

**Verification**

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

Verified by me at Thane on this day of 09 May 2024.

For Real Homes Developers

Partner

**Mr. Paresh Chalke**

NOTARISED

SUNITA S. GOLE
ADVOCATE & NOTARY
Off.:Shop No.3, Near Food Box Hotel,
Behind Sai Baba Mandir Thane Court Naka
Thane (W)-400601 Mob. 9819815553

- 9 MAY 2024

NOTARY
SUNITA S. GOLE
Dist. Thane (M.S.)
Regn.No.10294/13
Expiry Date
24 Sept.2028
GOVT. OF INDIA