



महाराष्ट्र MAHARASHTRA

VD 872697



प्रधान मुद्रांक कार्यालय, मुंबई
प.म. नि.क्र. १००००९४
- 5 APR 2019
सक्षम अधिकारी

श्री. सी. टी. आंबेकर

AFFIDAVIT CUM DECLARATION

FORM- 'B'

Company Name:- Shree Siddhivinayak Classic
Construction Pvt. Ltd.



15 APR 2019

जोडफर्क - १ Annexure - 1

फर्करा प्रतिष्ठापनासाठी Only for Affidavit: CLASSIC CONSTRUCTION PVT. LTD.

शुद्धांक विनाश देणाऱ्याचे नाव SHREE SUDHAKAR PVT. LTD. Floor, Marathon Futurex,

1002, Wing B, 400th Floor, Lower Parel,

मुंबई शहर, देणाऱ्याचे पत्तेव्यवस्था N.M. Joshi Marg, Lower Parel,

Mumbai - 400 013.

शुद्धांक विनाशकाराची नोंद घरी घेतु, कर्तव्य दिनांक

15 APR 2019

मुद्रांक विनाश देणाऱ्याची सही

परस्मादापुढे मुद्रांक विक्रीत्याची सही

परवाना क्रमांक : ८८०००९४

सोपे घेणाऱ्याची सही

मुद्रांक विक्रीचे ठिकाण/पत्ता : मंत्रालय बँक बांद्रा शाखा, मुंबई

दि. महाराष्ट्र मंत्रालय ऑनलाई ऑफिस को. ऑप. बँक लि.

मंत्रालय - ४०० ०२२.

मंत्रालय करवालासोबत / न्यायालयासोबत प्रतिष्ठापन सादर करणेसाठी मुद्रांक

मंत्रालयी आदेशवकला नोटी. (शासन आदेश दि. ०१/०७/२००४ मुद्रांक)

ज्या करणेसाठी ज्यांनी मुद्रांक घेतली तेना करणेसाठी मुद्रांक घेतली

देण्यापासून व नोटीसाला वापरणे बंधनकारक आहे.



FORM 'B'
[See rule3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Amit Ruparel** promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated; 10th April,2019

I, **Mr. Amit Ruparel** 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 I / promoter have / has a legal title Report to the land on which the development of the project is proposed "**Ruparel Pride**"

OR

have/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 including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter From the date of registration of project; 31 December,2023.

4. (a) For new projects :

That seventy per cent of the amounts realised by me/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 realised hereinafter by me/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 realised hereinafter by me/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 I / 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 a statement 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I /the promoter shall take all the pending approvals on time, from the competent authorities.

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

10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

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 2019.

Deponent

BEFORE ME

SANTOSH K. SINGH
NOTARY
MAHARASHTRA
(Govt. of India)



18 APR 2019