

महाराष्ट्र MAHARASHTRA ◐ 2017 ◐ SN 953823

15 FEB 2018

Sub Treasury Office, Vasai.
02 FEB 2018
Sub Treasury Offic
Vasai.
2/2/18

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIA

Affidavit cum Declaration

Affidavit cum Declaration of, Mr. Paresh Mohan Shah Promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated ----------;

I, Mr. Paresh Mohan Shah promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under;

1) Mark Life Space 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 authenticate 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;

4.

a) For new projects :

That seventy per cent of the amounts realized by me / promoter for the real estate project from the allottees, from time to time, shall be deposited in 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 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 realized 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 utilized 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.

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 16 on this Feb day of 2018.

Deponent

BEFORE ME

MAHENDRAKUMAR M. PADHYE
Notary & Advocate (Govt. of Maharashtra)
B/206-208, Sakai Devi Apt; Opp. Railway Bridge,
Near Saraswat Bank, Virar (E), Taluka-Vasai,
Dist : Palghar, Pin - 401 305.

16 FEB 2018

Noted and Registered
at Sr. No. 140/2018