



महाराष्ट्र MAHARASHTRA

2018

AN 230365

प्रधान मुद्रांक कार्यालय, मुंबई
प.मू.वि.क्र. ८००००९५
- 8 FEB 2019
सैकम अधिकारी

श्री. दि. क. गर्ग

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Atul Nathalal Patel the Director of Atul Projects India Pvt. Ltd, the promoter of the proposed project duly authorized by the promoter of the project, vide their authorization/Board Resolution dated 24TH Feb 2019.

I, Mr. Atul Nathalal Patel duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:

- 1) That promoter has a legal title to the development of the project is proposed

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 Promoter undertakes to complete the project on or before 31/03/2024
- 4) 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.
- 5) That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 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 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.



Mr. Atul Nathalal Patel
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Mumbai on this 25th day of February 2019



Deponent