

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 57AA 951064

NOTARY UDAI PRAKASH Mumbai (Maharashtra) Regn. No. 9972 Exp. Date 27/07/2023 GOVT. OF INDIA

प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क्र. ८०००९५
30 MAY 2023
सक्षम अधिकारी

श्रीमती कमला उईके

FORM 'B'

[See rule 3(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 M/S KRISHANG INFRA PRIVATE LIMITED, Constituted Attorney to HIMANSHU MANDAR CO-OPERATIVE HOUSING SOCIETY LTD (Land Owner) of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 6th June, 2023.

KRISHANG INFRA PRIVATE LIMITED DIRECTOR

M/S KRISHANG INFRA PRIVATE LIMITED, Constituted Attorney to HIMANSHU MANDAR CO-OPERATIVE HOUSING SOCIETY LTD (Owner) of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Constituted Attorney to Owner have / has a Legal Title Report to the land on which the development of the project is proposed

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

Those 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 constituted Attorney to Owner from the date of registration 31/12/2024

4. (a) For New Projects:

That seventy percent of the amounts realised by Constituted Attorney to Owner 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 percent of the amounts to be realised hereinafter by Constituted Attorney to Owner 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 Constituted Attorney to Owner 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

KRISHANG INFRA PRIVATE LIMITED

DIRECTOR

6. That Constituted Attorney to Owner 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 Constituted Attorney to Owner shall take all the pending approvals on time, from the Competent Authorities.

8. That Constituted Attorney to Owner 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 Constituted Attorney to Owner have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That constituted Attorney to owner shall not discriminate against any allottee at the time of allotment.

KRISHANG INFRA PRIVATE LIMITED

DIRECTOR

NOTARY UDAI PRAKASH Mumbai (Maharashtra)

NOTARY GOVT. OF INDIA UDAI PRAKASH Mumbai (Maharashtra) Regn. No. 9972 Exp. Date 27/07/2023

06/6/2023

UDAI PRAKASH(M.A.LL.B.,)
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