भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA 27 JUL 2017 ◑ 2017 ◑ SH 22251

फक्त प्रतिज्ञापत्रासाठी

अनु.क्र.६५८७ दि. ..... मु.शु.रक्कम ७००/-

मुद्रांक विकत घेणाऱ्याचे नांव अचल प्रमोटर्स आकाश

पत्ता ७५० भवानीपेठ पुणे ४२

हस्तचे नाव शिवशरण आदिनाथ गुणेकडेसुने

ईश्वरलाल ए. मुजावर

मुद्रांक विकत घेणाऱ्याची सही

24 JUL 2017

प्रथम मुद्रांक लि...

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

FORM 'B'

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

Affidavit cum Declaration

NOTARY
R. V. PISAL
THROUGH OUT
DIST. PUNE
MAHARASHTRA
Regd. No. 2701
GOVERNMENT OF INDIA

Affidavit cum Declaration of Ms. Achal Promoter - Aakash of the proposed Project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 26/07/2017

I Achal Walchand Jain promoter of the proposed project /duly authorized by the promoter of the propoed project do hereby solemnly declare, undertake and state asunder:

1. That I/promoter have/ has a legal title Report to the land on which the development of the project isproposed

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.

2. That the said land is free from all encumbrances.

3. That the time within which the project shall be completed by me promoter is,

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 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

- That seventy per cent of the amounts to be realized here in after 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

- That entire of the amounts to be realized here in after 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.

- 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.

- That I / 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 andsigned by such chartered accountant and it shall be verified

• during the audit that the amounts collected for a project have been utilised for the project and the withdrawal has followed the proportion to the percentage of completion of theproject.

7. That I *f* 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 *f* promoter have *f* 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 there from.

Verified by meat_____on this_____day of 26/07/2017.

29 JUL 2017.

Deponent

NOTARY R. V. PISAL THROUGH OUT DIST. PUNE MAHARASHTRA Regd. No. 2701 GOVERNMENT OF INDIA

NOTARY R. V. PISAL THROUGH OUT DIST. PUNE MAHARASHTRA Regd. No. 2701 GOVERNMENT OF INDIA

BEFORE ME

R. V. PISAL
NOTARY GOVT. OF INDIA

29 JUL 2017.

Noted and Registered
Sr No 27427/17
Date: 29-JUL-2017

NOTARY R. V. PISAL THROUGH OUT DIST. PUNE MAHARASHTRA Regd. No. 2701 GOVERNMENT OF INDIA

NOTARY R. V. PISAL THROUGH OUT DIST. PUNE MAHARASHTRA Regd. No. 2701 GOVERNMENT OF INDIA