

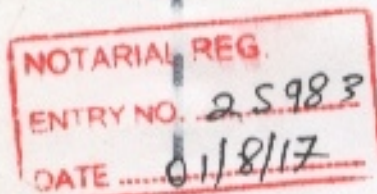


महाराष्ट्र MAHARASHTRA

2017

SB 925543

13 JUL 2017



FORM 'B'

[See rule 3(4)]

Stamp Head Clerk / Sr. Clerk

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. Subhash S/o Motiramji Kasulkar, Proprietor M/s. L K Constructions promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____

I, Mr. Subhash S/o Motiramji Kasulkar, Proprietor M/s. L K Constructions 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 to the land on which the development of the project is proposed

OR

That I have/has a legal title to the land on which the development of the proposed project is to be carried out

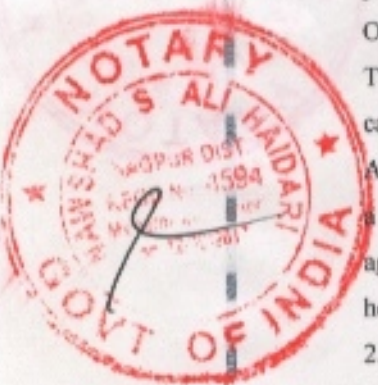
AND

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 said land is free from all encumbrances.

OR

That details of encumbrances (mortgaged with Central Bank of India, Pratap Nagar Branch, Nagpur) including details of any rights, title, interest or name of any party in or over such land, along with details.



फक्त प्रातःपत्रासाथ

१) मुद्रांक विक्री नोंदवही अनुक्रमांक
दिनांक

8208

24.07.2017

२) मुद्रांक विक्रत घेणाऱ्याचे नाव
रहिवासाचा पत्ता व सही

मेजर एल. के. कादरगुडकर

३

Amogh

an

३) परवानाधारक मुद्रांक विक्रेत्याची सही

व परवाना क्रमांक तसेच

मुद्रांक विक्रीचे ठिकाण

City Survey
Amogh

AFFIDAVIT

24 JUL 2017

सुनील एस. डंगरे
रॉयल चेंबर सॉ. नं. 7/88
निलकण्ठी वरिष्ठ,
तहसिल कार्यालय, नागपूर
फोन नं. 4801009

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

NOTARY
28/2
11/12/17

NOTARY
SHAD S. ALI HAID
REGD. NO. 4384
MUMBAI DIST.

3. That the time period within which the project shall be completed by me/promoter is 31-12-2020.
4. 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. 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 and signed by such 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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



For M/s L K Constructions

(S. M. Kasulkar)
Proprietor
Deponent



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 Nagpur on this 1st day of August, 2017.



For M/s L K Constructions

(S. M. Kasulkar)
Proprietor
Deponent

SWORN SOLEMNLY AFFIRMED BY

S. M. Kasulkar

WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY.....

BEFORE ME THIS THE *01st*
DAY OF *Aug 17* AT *NAGPUR*

(Nawshad S. Ali Haidari)
NOTARY
NAGPUR DISTT. (M.S.) INDIA

