

महाराष्ट्र MAHARASHTRA ◑ 2017 ◑

NAGPUR TREASURY
SC 100445
25 JUL 2017
Stamp Head Clerk / Sr. Clerk

FORM 'B'

[See rule 3(4)]

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 Ms. Veda Realtors promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 2006-07;

I, Tirupati Developers 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

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

3. That the time period within which the project shall be completed by me/promoter is 2020.

(Stamp Purchaser's Name, Place of Residence & Signature)

मुद्रांक विक्री नोंदवही अनुक्रमांक / दिनांक

(Serial No / Date: 2600

परवानाधारक मुद्रांक विक्रेत्याची सही

व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता

27 JUL 2017

Smt. J. R. Kamble
Stamp Vendor
Khamla Chowk, Nagpur
L. No. 11 / 1996
Code NO. 4601045

4. 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized 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.

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 27...th Day of July 2017.

Deponent

Check list for checking the sale deed document:-

1) Check the franking challan and data entry page.
2) Check the consideration amount and market value, stamp duty & registration amount.
3) Check the plot area in sq. Mtr and sq. ft.
4) Check the customer name, address, age, occupation and Pan Number.
5) Check the schedule of payments.
6) Check the boundaries of plot.
7) Check the signature page whether names are correct or not.
8) Check the supporting documents are properly attached or not.