भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2017 ◑

NAGPUR TREASURY
SC 034394
07 AUG 2017
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY No. 179
DATE 14/08/2017

FORM 'B'

[See Rule 3 (6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

NOTARY GOVT. OF INDIA

Affidavit cum Delaration

I, Affidavit cum Declaration of SHRI. KUNAL S/o DINKARRAO NISWADE, promoter of the proposed project/ duly authorized by the promoter project vide its/his their authorization dated 12.07.2015

181, Thaware colony, Icampte Road, Jaripatka, Nagpur 440014

I, SHRI. KUNAL S/o DINKARRAO NISWADE 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 Report to the land on which the development of the project is proposed.

OR

Promoter 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 alongwith 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 time period which the project shall be completed by me/promoter from the date of registration of project.

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 schedule 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 per cent of the amount to be realized 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 schedule 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 realized 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, 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 withdraw in accordance with Rule 5

6. That I/ 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I/ the 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 all Act and under rules 3 of these rules, within seven days of the said changes occurring.

9. That I/ the promoter have/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 as 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 therefrom.

Verified by me at NAGPUR on this 14th Day of AUGUST, 2017

Deponent



NOTARY
S.K. DADHE
NAGPUR
GOVT. OF INDIA

WORN SOLEMNLY AFFIRMED
BY Shri Kunal S/o Dilkhusha Miswade.
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY S.N.S.
BEFORE ME THIS THE 14th
DAY OF August, 2017
AT NAGPUR

14/8/17

S K DADHE
Notary
Nagpur Dist. (M.S.) In
My Term Expires
on 22 / 10 / 2017

NOTARY
S.K. DADHE
GOVT. OF INDIA

CANCELLED NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL CANCELLED