



महाराष्ट्र MAHARASHTRA

2017
FORM 'B'
[See Rule 3(6)]

MAHARASHTRA TREASURY

SC 033996

27 JUL 2017

NOTARIAL REG.
ENTRY NO. 3408
DATE 29/12/2017

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./Ms. Sanjay Krishna Rao Barapate
promoter of the proposed project /duly authorized by the promoter of the proposed project,
vide its/his/their authorization dated 20/07/2017 :

Sanjay K. Barapate promoter of the proposed project/ duly authorized by
the promoter of the proposed project do hereby solemnly declare, undertake and state as
under :

That I/promoter ~~have~~/has a legal title report to the land on which the development of
the project is proposed

-OR-

Sanjay K. Barapate 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 the 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.



Sanjay K. Barapate

१) दस्तावेज संख्या/दिनांक/वर्ग	२१२
२) दस्त गोदणी करणारे जाहील काय ?	लेमान/३
३) गोदणी होणारे असल्याचे दस्तावेज कितीदाखल ?	१०००/३
४) मिळकतीचे वर्णन -	—
५) गोददला रक्कम	—
६) मुद्रांक दिकत घेणाऱ्याचे नाव	Kerling Construction
७) दुरुच्या पक्षकाराचे नाव	—
८) हस्ते असल्याचे त्याचे र	Th. Nikhij
९) मुद्रांक शुल्क रक्कम	100/-
१०) मुद्रांक दिनांक	16/7/85
११) मुद्रांक स्थान	29/7/17
एन.व्ही. फारुख मुद्रांक शुल्क, रक. १००/- दि. १६/७/८५-७४/७५ कोड नं. ४६०१०३४ बिलविकारी बजेट, ३. मार्च, कापूर (साथ)	



OR

That details of encumbrances are given in Encumbrance Cert 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 me/promoter from the date of registration of the project;
4. (a) For new project :

~~That seventy per cent of the amount 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 the purpose.~~

(b) For ongoing project on the date of commencement of the act

- (i) (that seventy per cent of the amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time, 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 me/promoter for the real estate project from the allottees, from time to time, bank to cover the cost of construction and land cost and shall be used than the estimated cost of completion of the project.

5. That the amount from the separate account shall be withdrawn in accordance with Rule 5.
6. That ~~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 a 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 ~~the~~ promoter shall take all the pending approvals on time, from the competent authorities.
8. That ~~the~~ promoter shall inform the authority regarding ~~ssall~~ 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 ~~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 at the time of allotment of any apartment, plot or building, as the case may be


Deponent

Verification

The content 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 29 day of July 2017



Sworn before me on this 29th day of July 2017 at Nagpur by above named deponent Shri/Smt./Ku. Sgt R/o. Nagpur who has been identified by Shri/Smt. V. Dhage Advocate, Nagpur.

[Handwritten signature]

NOTARY
Maharashtra State
Nagpur (INDIA)

