



महाराष्ट्र MAHARASHTRA

● 2019 ●

AU 346343

अनु.क्र. ३६६८२ दि. १६/१/२०२० पु.सु.रक्षण ५००

दसवाचा प्रकार Declaration

दस नोंदणी करणारा आहेत का ?

मिळकलीचे वर्णन

मुद्रांक विकल घेणाराचे किंवा किंवा अंगठी व डेस्पॉन्डेंस पता

पता साईकृपा विलोगा, प्रभातरोड ३

दुरुस्त प्रकाराचे नाव

हसते व्यवस्थीचे नाव व पत्ता

सिमी कारू, गोखलेवा (३) - ९६

मुद्रांक विकल घेणाराची सही १३४८ विवाहानंद गुप्त मन्त्री आहे



FORM 'B'

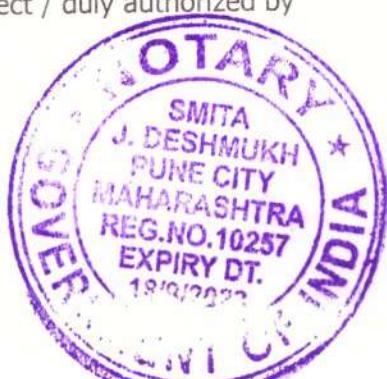
[See rule 3(6)]

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 M/s KIRAN CREATORS AND DEVELOPERS through its
proprietor Mr. KASHINATH GANESH NEHETE promoter, residing at Saikrupa Building
Ground Floor, Prabhat Road, Pune - 411004, of the proposed project / duly authorized by
the promoter of the /proposed project, vide its/his/their authorization

Dated 01/02/2020;



I **Mr. KASHINATH GANESH NEHETE** promoter and Proprietor of the proposed project '**KIRAN SAMRUDDHI A**' / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I **Mr. KASHINATH GANESH NEHETE** promoter and proprietor has a legal title Report to the land on which the development of the project is proposed OR 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 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.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project date 31/12/2022;

4. (a) For new projects :

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.

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

(i) That seventy per cent of the amounts to be realised 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.

OR

(ii) That entire of the amounts to be realised hereinafter by me/promoter for the real state 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 withdrawn 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 portion 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 the Act and under rule 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 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
1/2/2020

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 on this day of 01/02/2020.



Deponent
1/2/2020



BEFORE ME

SMITA JAYAVANT DESHMUKH
NOTARY
GOVT OF INDIA
01/02/2020