



महाराष्ट्र MAHARASHTRA

2017

SG 379607

दस्तावेज प्रकार ५/१२/१५२१

दस्त नोंदणी करणार आगळे का?

नोंदणी प्रमाण आगळेयास दु मिळवक कार्यालयाचे नाव

मिळवकरीचे वर्णन.....

मो. प्रमाण तालिका.....

मुद्रांक किंवात नोंदणीचे पत्राचे नाव, बंधी रियासत

दुसरा पत्राचे नाव.....

हस्त लेखी.....

मुद्रांक मुद्रांक.....

मुद्रांक विपरीत नोंदणी.....

मुद्रांक विपरीत नोंदणी.....

प्राधान्याधारक/मुद्रांक विक्रेत्याचा सही

श्री रामकुमार शिवाजी आगरवाल

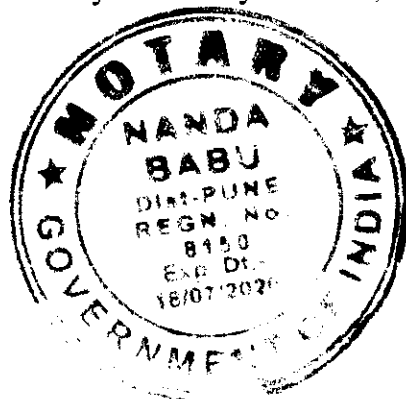
पातान क्र. २२०११००

अंध रोड, खडकी, पुणे ४११००१

FORM 'B'

### Affidavit cum Declaration

Affidavit cum Declaration of Mr. Mohanlal Ramkarandas Agarwal partner of Ms. Bunty Realtors and promoter of the proposed project Mayur Kilbil Phase II, Building D1, constructed on Plot B out of Sr.No.2/3, do hereby solemnly declare, undertake and state as under :



FOR BUNTY REALTORS

MAAG  
Partner

1. That promoter have a legal Title Report to the land on which the development of the project is proposed.

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.

3. That the Promoter has constructed "D1" Building named as Mayur Kilbil Phase II on B Plot out of Sr.No. 2/3 Village - Dhanori and said building divided in 3 parts i.e Part 1, 2 and 3 out of these part building we have got completion for Part 1 and 2 on dated 29/03/2017 and work is in progress of part 3. As on till date 9 Flats are unsold out of 81 Flats from Part 1 and 2.

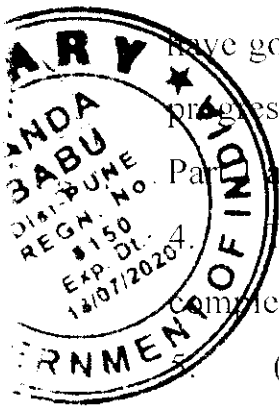
That the time period Dec-2018 within which the project shall be completed by promoter from the date of registration of project;

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

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

6. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.

7. That the 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 promoter shall take all the pending approvals on time, from the competent authorities.

9. That the promoter shall inform the Authority regarding all 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.

10. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. 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.

**FOR BUNTY REALTORS**

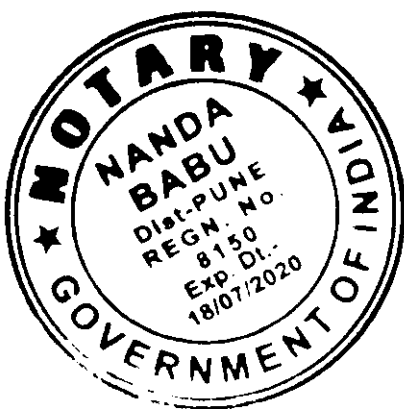
*M. Aggarwal*  
Partner

**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 Pune on this 27 day of July 2017.



**FOR BUNTY REALTORS**

*M. Aggarwal*  
Partner

**Deponent**

**BEFORE ME**

*Nand Lal*

**NANDA BABU**  
NOTARY, GOVT. OF INDIA  
PUNE  
REGD. No. 8150

27 JUL 2017

