



महाराष्ट्र MAHARASHTRA

2016

RK 706200



कोषागार कार्यालय, उत्तरांचल नगर
मुद्रांक पुरवठा दिनांक

13 JUL 2017



कोषागार अधिकारी, उत्तरांचल नगर
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 MR. PANKAJ RAGHU PATEL promoter of the proposed project / duly authorized by M/S APACE REALTY, the promoter of the proposed project, vide its/his/their authorization dated 15th May 2017

I, 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

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 along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

APACE REALTY

Pankaj

Partner

जोड़पत्र ४ (Annexure-4)

विक्रत प्रतिज्ञापत्रासाठी (अनुच्छेद ४)

Only for Affidavit (Article-4)

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे

For Submitting to

प्रतिज्ञापत्रासाठीचे कारण

Reason for Affidavit

Act

मुद्रांक विक्रत घेणाऱ्याचे नाव व रहिवाशी पत्ता

Stamp Purchaser's Name/

Place of Residence

Apace Reality (Amb)

मुद्रांक विक्री बाबतची नोंदवही अनु. क्र / दि

(Serial No)

Date

2074 28/7/2017

TG.

मुद्रांक विक्रत घेणाऱ्याची सही

Stamp Purchaser's Sign

[Signature]

Mahendra. A. Medhe

(Amb)

परवानाधारक मुद्रांक विक्रेत्याची सही

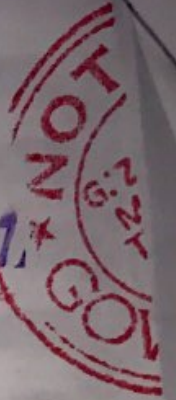
Bhavna

BHAVNA R LUND

Stamp Vendor Lic No 1212006

Opp Tahsildar Office, Ulhasnagar 421 005

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी करण्यापासून ६ महिन्यात धारण करून घ्याव्यात आहे



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

Affidavit cum Declaration

1. I, the undersigned, being a duly authorized person of the promoter of the proposed project, do hereby
declare that the promoter of the proposed project is a legal entity and is duly authorized to undertake the
development of the proposed project.

2. I, the undersigned, being a duly authorized person of the promoter of the proposed project, do hereby
declare that the promoter of the proposed project is a legal entity and is duly authorized to undertake the
development of the proposed project.

3. I, the undersigned, being a duly authorized person of the promoter of the proposed project, do hereby
declare that the promoter of the proposed project is a legal entity and is duly authorized to undertake the
development of the proposed project.

4. I, the undersigned, being a duly authorized person of the promoter of the proposed project, do hereby
declare that the promoter of the proposed project is a legal entity and is duly authorized to undertake the
development of the proposed project.

5. I, the undersigned, being a duly authorized person of the promoter of the proposed project, do hereby
declare that the promoter of the proposed project is a legal entity and is duly authorized to undertake the
development of the proposed project.



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

That details of encumbrances 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 project shall be 31/10/2022

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 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 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 utilised 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 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.



APACE REALTY

Pankaj

Deponent Partner ,

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



Deponent

ATTESTED BY ME

G. Z. BADOLE
B.A.L.L.B.
NOTARY
MUMBAI & THANE DIST

29/7/17