



महाराष्ट्र MAHARASHTRA

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अनु.क्र. 57973 - 2 NOV 2018 दि. पु.शु.पं.क्र. 1001-

दस्तावेज प्रकार ओर प्रमाणपत्र

दस्तावेज को जारी करने वाला व्यक्ति/संस्था/संस्थान

मिळवणी के प्रकार

मुद्रांक दि. 30 OCT 2018

पता लाथर को

दस्तावेज पर जारी करने वाले

हस्ताक्षर व्यक्तियों के नाम व पता

मुद्रांक विकत घेणान्यादी सही

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FORM 'B'
[See rule 3(4)]

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

Affidavit cum Declaration of M/s. Samarth Ventures promoter of the proposed project

I, Mahesh Hiranman Barne Partner of Samarth Ventures the promoters of the proposed project at Sr no. 78/2/2 Tathavde Pune/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

OR

We have a legal title 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 said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter is 38 Months.

4. That seventy per cent of the amounts realized 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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That 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 utilized 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 promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any Allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

H Barne

Deponent
Mr Mahesh Hiranman Barne
(For Samarth Ventures)

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 3rd day of November 2018.
Deponent

BEFORE ME
[Signature]
Miss K. D. Gidwani
Advocate & Notary
Govt of India

3 NOV 2018

