



महाराष्ट्र MAHARASHTRA

2017

SH 480602

It is compulsory the reason for which who has purchased stamp should be used by him for that reason only within 6 Months from the date of Purchase.

ONLY FOR AFFIDAVIT (Article-4)

Reg. Serial No. 12825 Date 31 JUL 2017 Rs. 100/-
Stamp Purchaser's Name Viraj Construction
Place of Residence Rahatani Pune 17.
Through Name Asif Sandagar
Stamp Purchaser's Sign. [Signature]



Sign. : [Signature]

D. G. WANWARI, Lic.No.: 2201063

(Stamp Vendor)

B-Block, 29/10, Pimpri, Pune-411 017.



FORM 'B'

[See rule 3 (6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Sandeep Ganpat Mangodekar** Partner of **VIRAJ CONSTRUCTIONS** and Promoter of the proposed ongoing project /duly authorized by the promoter of the proposed project **TAMARA** Situated at Sr.No.48/4-10, Rahatani, Pimpri, Pune-411017, vide its/his/their authorization dated;

I, Sandeep Ganpat Mangodekar Partner of VIRAJ CONSTRUCTIONS promoter of the proposed ongoing project /duly authorized by the promoter of the proposed Ongoing project do hereby solemnly declare, undertake and state as under:

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 real estate is enclosed herewith.

2. That the project land ids free from all encumbrances.
3. That the time period within the project shall be completed by me/ promoter from the date of registration of project on A,B,C Building 31/07/2017 ,

4. 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

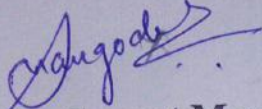
(i) That seventy per cent of the amounts to be realised hereinafter my me/ promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR

(ii) That entire of the accounts 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 amount shall be withdrawn in accordance with Rule 5
6. That I/ the promotor 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 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 I/ The promotor shall take all the pending approvals on time, from the competent authorities.

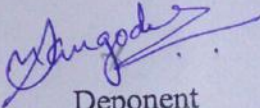
8. That I/ the promotor shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That I/ the promotor have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/ the promotor shall not discriminate against any allottee at the time of the allotment of any apartment, plot or building, as the case may be.


Sandeep Ganpat Mangodekar

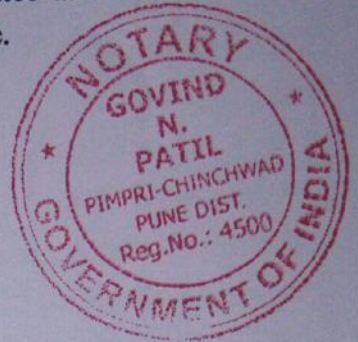
VIRAJ CONSTRUCTIONS

Verification

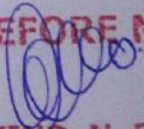
The content of my above Affidavit cum Declaration are true and correct and nothing and nothing material has been concealed by me therefrom.
Verified by me at Pune on this 31 day of July 2017.


Deponent

Sandeep Ganpat Mangodekar
VIRAJ CONSTRUCTIONS



BEFORE ME


GOVIND N. PATIL
ADVOCATE & NOTARY
GOVT. OF INDIA
Azad Colony, Panchpir Chowk
Kalewadi, Pimpri, Pune-17

31 JUL 2017

