



महाराष्ट्र MAHARASHTRA

2018

TR 998874



FORM B

Affidavit cum Declaration

9/7/19 Affidavit cum Declaration of **Mr. Sanjay Laxman Pingale** promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **07/01/2019**; **M/s Ram Laxman Developers** having registered office at **A-157, APMC Vegetable Market, Sector 19, Vashi, Navi Mumbai**, a partnership firm (hereinafter referred to as "**Promoter**") do hereby solemnly declare, undertake and state as under:

- 1 That the Promoter is entitled to develop and construct building on a parcel of land admeasuring **2380** square mts. and Munc. Built-up of **1102.8** sq. mts., bearing Plot No. **88/2**, lying being situate at **Daighar, Shilphata, Thane** (herein after referred to as "**Land**").

Serial No. / Date.	5557 / 19/11/19
Nature of document.	Aff.
Whether it is to be Registered	Yes / No
Property Description	
Stamp Purchaser's Name & Sign	Sanjay C Pingare
if through other person then name & Add & Sign	Sandesh 
Name of the other party	
Stamp Duty Amount	100/-
Sign. Of stamp vendor Lic. No. & Address	 M. M. THACKER Lic. No. 1201026 E-6/0:4, Sec-1, Vashi, Navi Mumbai.
Stamp paper to be used for the purpose within 6 months from the date of issue.	



2. That have a legal title Report to the land on which the development of the project is proposed. An authenticated copy of the title certificate dated **01/11/2018** issued by **Advocate Suresh S. Muluk** is enclosed/uploaded with Form "A" – Application for registration of the said Project with Real Estate Regulatory Authority.
3. That the project land is free from all encumbrances.
4. That the time period within which the project shall be completed by me/promoter is 15th December 2019.
5. (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 herein after 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.

6. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
7. 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.
8. That I /the promoter shall take all the pending approvals on time, from the competent authorities.
9. 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.
10. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.


Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at **Navi Mumbai** on this **15th day of January 2019**.


Deponent