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महाराष्ट्र MAHARASHTRA

12 DEC 2018

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मुद्रांक विहीन नोटवही अनुक्रमांक

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दिवसक TV 213202

मुद्रांक विकत घेणाऱ्याचे नाव

राजापती कंस्ट्रक्शन्स प्राय. लि.

रहत्याशी पत्ता ये सही

हरो असल्यास त्याचे नाव, पत्ता ये सही

सकाद १ १२१०००

परागतनगरक मुद्रांक विकत्याची सही / पत्ता
ही संपूर्ण द्यावा हेतूद्वारा अंदाज टाकली, वकरी
परवेस अंदाजीत - संपूर्ण २५५५-९९

(श्री. राजीव विठ्ठल पटवर्धन)
सदस्य देव

या कारणासाठी राजा मुद्रांक विकत्याची सही पत्ता कारणासाठी मुद्रांक विकत्याची सही देण्यात येत आहे.

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. Rakesh R. Prajapati Director of M/s. Prajapati
Constructions Ltd having Registered Office at 406-407, Persepolis Building, Plot
No. 74, Sector 17, Vashi , Navi Mumbai – 400703 Promoter of the Project
PRAJAPATI ORNATE on the land being Plot no. 191 to 197 and 199 to 206
situated at Sector 10, New Panvel East, do hereby solemnly declare, undertake
and state as under:





1. That Prajapati Construction Limited have a legal title 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 except Project Finance on the mortgage of abovementioned land from India Bulls Commercial Credit Limited.
3. That the project shall be completed by us on or before 31st Dec 2024.
4. That Seventy per cent of the amounts realized by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in accordance with Rule 5.
6. That We 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.

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

8. That We 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.

GOVERNMENT OF INDIA



9. That We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That We 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.

For Prajapati Constructions Ltd.

R.K. Koyayast
Director
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 Panvel on this 15 day of December, 2018.

For Prajapati Constructions Ltd.

R.K. Koyayast
Director
Deponent

ATTESTED BY ME
[Signature]
MRS. SHARADA UTTAM PIVARI
ADVOCATE & NOTARY (Govt. of India)
Regn. No. 8513
11 & 12, Satya Sai Plaza, Plot No.5,
Sector-11, New Panvel (E) 410206,
Dist. Rajgad.

15 DEC 2018