



महाराष्ट्र MAHARASHTRA

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NY 254537

जोडपत्र-१

खालील शिक्का प्रतिज्ञापत्रासाठी वापरण्यात येणा-या मुद्रांकावर उमटवावा.

मुद्रांक विकत घेणाऱ्याचे नाव व रहिवाशी पत्ता.	गणेश पांडुरंग राऊत
२१-२९डी	
मुद्रांक विक्री बाबतची नोंद वही अनुक्रमांक.	१५००४ दि. ०२/०६/२०१७
प्रतिज्ञापत्र कोणाकडे सादर करावयाचे.	रेश महाराष्ट्र शासन मुंबई
प्रतिज्ञापत्रासाठीचे कारण.	रेश रजिस्ट्रेशन कार्या
मुद्रांक विकत घेणाऱ्याची सही.	
परवानाधारक मुद्रांक विक्रेत्याची सही.	
व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता	१२१०००७ ता.शहापुर, जि.ठाणे



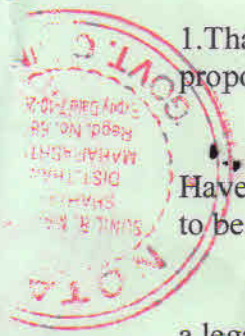
Sub Treasury Officer
Shahapur, Dist. Thane

FORM "B"

[See rule3(6)]

AFFIDAVIT CUM DECLARATION, BY THE PROMOTER

I, Mr. Ganesh Pandurang Raut, aged-43 years, residing at Near Forest Guest House, Vaitarna Road, Khardi, Tal-Shahapur, Dist:Thane, Maharashtra 421301 promoter of the proposed project do hereby solemnly declare, undertake and state as under:



1. That we have a Legal Title Report to the land on which the development of the project is proposed.

AND

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.

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

3. That the time period within which the project shall be completed promoter from the date of registration of project -4 years

4. (a) For new projects:

That seventy percent of the amounts to be 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 schedule 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 percent of the amounts to be realized hereinafter 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR

(ii) The entire of the amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from the time to time, shall be deposited in a separate account to be maintained in a schedule 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 utilized for the project and the withdrawal has been a compliance with the proportion to the percentage of completion of the project.

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



8. That 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 such changes occurring.

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

10. That the promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building as the case may be.

For Sankalp Developers


(Ganesh Pandurang Raut)
Deponent

Verification

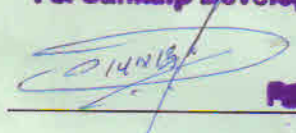
The Content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at on this day of 10th August 2017.

Mr. Ganesh Pandurang Raut



For Sankalp Developers

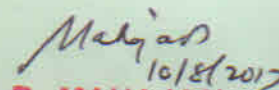

(Ganesh Pandurang Raut)
Deponent



This document is noted at
Sr. No. 2053/2017 in the
Notarial Register

10 AUG 2017

BEFORE ME


SUNIL R. MAHAJAN

B.COM, LL.B

ADVOCATE HIGH COURT &
NOTARY GOVT. OF INDIA
1, PRIYADARSHANI
AGRA ROAD, SHAHAPUR
DIST THANE-421601