



महाराष्ट्र MAHARASHTRA

2018

TT 186292

990002 - 8 OCT 2018

मिळकतीचे दर्शन
दस्त नोंदणी करणार आहेत का ? होय/नाही.

मुद्रांक दि. १०/१०/२०१८
पत्ता

दुसऱ्या पक्षकाराचे नांव
हस्ते व्यक्तीचे नांव व पत्ता

Koglu

Sangietaa Lokande
SANGIETAA LOKANDE

मुद्रांक मिळकती देणाऱ्याची सही यांचा हॉटेल कमालेंड, बंडगार्डन रोड, मुंबई-४
प्रत्येक कारणासाठी यांनी मुद्रांक घेतला आहे, त्यांनी त्याच कारणासाठी मुद्रांक
घेतला आहे.



- 1 OCT 2018

प्रथम मुद्रांक लिपीक
कोषागार पुणे करित

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 Mulik Associates promoter of the proposed project Building B & C , "Elite Estate", Gat No No.518/1(P), 1060 Koregaon Bhima, Tal - Shirur, Dist - Pune , PIN 412216 through its Authorised Signatory Mr.Vishal Tukaram Mulik vide its authorization dated 30th September 2018

I, Mr. VISHAL TUKARAM MULIK Authorised Signatory of the proposed project / ongoing project do hereby solemnly declare, undertake and state as under:

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

OR

~~_____ 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 details of the encumbrances and details of litigation are disclosed in the attached Title report.

OR

~~That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.~~

3. That the time period within which the project shall be completed by promoter from the date of registration of project ; on or before 30th August 2021

4. (a) For new projects :

That seventy per cent of the amounts realised 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.

(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 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 account shall be withdrawn in accordance with Rule 5

6. That 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.

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 the said changes occurring.

9. That the promoter have / has 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 allottee at the time of allotment of any apartment, plot or building, as the case may be.


Deponent

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 on this 22nd October'2018


Deponent