



महाराष्ट्र MAHARASHTRA

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अनु.क्र. दि. मु.शु.रकम.

दस्तावा प्रकार प्रति प्रतिज्ञापत्र

दस्त नोंदणी करणार आहेत का ? होय/नाही.

भिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव M. B. A. KISHI

पत्ता K. H. P. P.

दुसऱ्या पक्षकाराचे नांव

हस्ते व्यक्तीचे नांव व पत्ता SANGIETAA LOKANDE

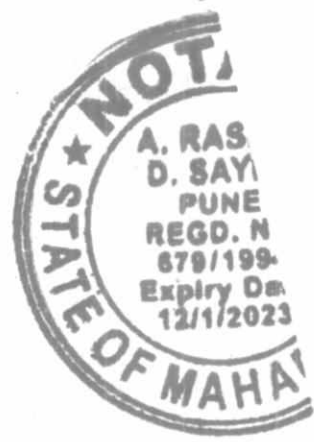
मुद्रांक विकत घेणाऱ्याची सही मोबोल हॉटेल कम्पाऊंड, बॅन्गलोर रोड, पुणे-१

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक

खरेदी केल्यापासून ६ महिन्यांत वापरणे बंधनकारक आहे.

प्रथम मुद्रांक लिपी
कोषागार पुणे करिस्त

This stamp paper is part of Form B.
Affidavit cum Declaration as per
Rule 3(6) of Maha RERA for Monhero
Kingdom



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FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

(MANTRA KINGDOM)

Affidavit cum Declaration of M/s. Mantra Kingdom through its partner Mr. Rajan Satish Gupta, being Promoter of proposed project name as '**Mantra Codename Balewadi 31**' situated at S No 31, Hissa No. 1A (part) of village Balewadi, Talika Haveli, District Pune.

We M/s Mantra Kingdom (through partner Mr. Rajan Satish Gupta) being promoter of the proposed project do hereby solemnly declares, undertake and state as under:

1. That promoters have a legal rights to develop the land on which the development of the project is proposed and Adv. Tina Pandya has issued a legal title Report to the land on which the development of the proposed project is to be carried out.
2. Details of encumbrances :
There are no encumbrances in today's date
3. That the time period within which the project shall be completed by promoter by the date 30/06/2025.
4. a) That seventy percent of the amounts realized 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.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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.



Mr. Rajan Satish Gupta
For M/s Mantra Kingdom
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 Pune on this _____ day of December, 2019.



Mr. Rajan Satish Gupta
For M/s Mantra Kingdom
Deponent

ATTESTED BY



A. RASHID D. SAYED
NOTARY, STATE OF MAHARASHTRA
PUNE.

11 DEC 2019

Noted & Registered
At. Sr. No.: 9648/19

