



महाराष्ट्र MAHARASHTRA

2022

29AA 746964



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००००९

24 NOV 2022

सक्षम अधिकारी

श्री दि. क. गवई

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Mahendra M. Kanungo, Partner of M/s. Kanungo Property, promoter of the proposed project "BEAU MONDE" at Kanungo's Garden City, P.K. Road, Next to Seven Square Academy School, Mira Bhayandar Road, Mira Road East, Dist Thane 401 107, duly authorized by the promoter of the proposed project;

I, Mr. Mahendra M. Kanungo, partner of M/s. Kanungo Property, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



12 DEC 2022

KANUNGO PROPERTY
1204/1201A 12TH FLOOR
RANCHI RATNA OPERA HOUSE
RAMA PANDIT MARG.
MUMBAI 400004



पुत्राक विकत घेणा-याचें

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पुत्राक विकत घेणा-याचें

12 DEC 2022





1. That I / promoter have / has a legal title to the land on which the development of the project is proposed have/has a legal title 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 said land is free from all encumbrances, including 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 me/promoter on or before 31st March, 2026.
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / promoter 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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter 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.

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 Mumbai on this 12th December, 2022

For KANUNGO PROPERTY

Deponent

PARTNER



ATTESTED BY ME

HEMANT JANGAM
NOTARY, GOVT. OF INDIA
MUMBAI, MAHARASHTRA.

12 DEC 2022