



महाराष्ट्र MAHARASHTRA



जिल्हा कार्यालय कार्यालय,
ठाणे
13 JUL 2017
मंडाळ प्रमुख लिपीक / लिपीक
13.7.2017

2017 जोडपत्र - 2 21/07/2017 SA 502219

मुद्रांक विक्री नोंदवही
अनुक्रमांक 5955 दिनांक 21 JUL 2017
दस्तावा प्रकार - Declaration
दस्ता नोंदणी करणार आहे का ? होय/नाही
मिळकतीचे थोडक्यात वर्णन - NA
मुद्रांक विकत घेणाऱ्याचे नांव - Pravin S. Patil, Shil Rd, Thane
हस्त अखत्यार त्याचे नांव, पत्ता व सही - Prakash moxye, Thane
दस्तावा प्रकारचे नांव - RERA
मुद्रांक शुल्क रक्कम - 100/-
मुद्रांक विक्रीसाठी सही - (निजिल प्र. मालाण) Mahalap
मुद्रांक विक्रीचे ठिकाण/पत्ता - महालक्ष्मी टायपिंग सेंटर,
महालक्ष्मी, 3, नारायण अपार्टमेंट, कोर्टवाका, ठाणे (प.).
वर्तमान मुद्रांक क्रमांक - 9209002

ज्या कायद्यानुसार या मुद्रांक विक्री केला त्यांनी
FORM 'B' या मुद्रांक विक्री केलापासून
या मुद्रांक विक्रीचे, मंडाळारक आहे.

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of M/s Mukta Builder represented by
it's partner & authorized signatory Mr. Ehtesham Firoz Khan

promoter of the ongoing proposed project "Mukta Aashiyana" vide its/his/their authorization dated 25th July 2017;

I, Mr. Ehtesham Firoz Khan promoter of the proposed project /duly authorised by partner & authorized signatory of the promoter of the proposed ongoing project do hereby solemnly declare, undertake and state as under:

1. That I /the promoter have /has a legal title Report to the land on which the development of the project is proposed being carried out,

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 the title of such land along with the 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.

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 and that there are no Litigations in the project.

3. That the time period within which the project shall be completed by me/ the promoter from the date of registration of project i.e., _____ ;

4. (a) For new projects :

That seventy per cent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realized 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 ~~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 in compliance with the proportion to the percentage of completion of the project.

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

8. That ~~I~~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 ~~I~~ the promoter have ~~/has~~ furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

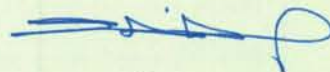


Deponent

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 THANE on this 25th day of July 2017.



Deponent

Encl:-

1. Title certificate.
2. Agreement of Land Owners and Promoters.