



महाराष्ट्र MAHARASHTRA

2019

UX 166291

18 APR 2019

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दस्तावेजाचा प्रकार प्रातिज्ञापत्र

दस्त नोंदणी करणार आहेत का? होय/नाही. 4

मिलकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव पद्म आलम
पत्ता २५ मेरुती यूपी

दुसऱ्या पक्षकाराचे नांव

हरते व्यक्तीचे नांव व पत्ता विश्वजीत वार

किरण देवराज हाडकत
परवाना क्र. २२०११२५

मुद्रांक विकत घेणाऱ्याची सही जि.प. अंडर ग्राऊंड, मेरुती यूपी, पुणे-११

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक
खरेदी केल्यापासून ६ महिन्यात यावरचे बंधनकारक आहे.



FORM 'B'
Affidavit cum Declaration



Affidavit cum Declaration of Mr./Ms. PATEL OSWAL HOUSING, Promoter of the proposed project CHAMBERS 63, Shivaji Nagar, Pune.

Mr. Chetan Purushottam Patel, Salisbury Park, Pune. Age -

We, promoter of the proposed project

hereby solemnly declare, undertake and state as under:

1.) We, PATEL OSWAL HOUSING, have 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.

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

2. That the time period within which the project shall be completed by me/promoter from the date of registration of project ;

3. (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 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.

4. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

5. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

7. 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.

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

9. 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.

VERIFICATION

The Contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Mr. Chetan Purushottam Patel.

Chetan Patel

Verified by me at On this day of

12.2 APR 2019



BEFORE ME
S. M. Nirpharake
S. M. NIRPHARAKE
NOTARY STATE OF MAHARASHTRA
PUNE

Noted and Registered
at Sr. No. **250/19**

Date:-
12.2 APR 2019

