

Drapak U



महाराष्ट्र MAHARASHTRA

2021

BE 551651



FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Gautam Kirtikumar Shah
Karta of G K Shah HUF Promoter of the proposed project Bldg. Parle
Nimesh Co-op Hsg Society Pvt. Ltd. Wing - A,B,C,D situated on land
bearing CTS no 1084, 1084/1 to 5, 1085 Village Vile Parle, Mumbai.

Gautam

जाहपत्र २

मुद्रांक विक्री बांधवही अनुक्रमांक

दिनांक

-7 SEP 2021

दस्तावेज प्रकार

दस्त नोंदणी करणार आहे का ? :- होय/नाही

मिळकटीचे दुरुवण्यात वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता

दुसऱ्या पक्षकाराचे नांव व पत्ता

हस्त अस्तव्यास त्याचे नांव/पत्ता

हस्त सही

परवानाधारक मुद्रांक विक्रेत्याची सही (प्रमोद आद. दुने)

मुद्रांक विक्रीचे पत्ता - आदेश्वर कृपा, शांती पार्क, नीरा रोड (पूर्व), धाने

परवाना क्रमांक १२०१०४७

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे.

374774 -7 SEP 2021



I, **Mr. Gautam Kirtikumar Shah Karta of G K Shah HUF** Promoter of the above proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the proposed project shall be completed by Promoter is on or before 36 months.
4. **For ongoing proposed project on the date of commencement of the Act**
(i) That 70% of the amounts to be realised here in after by Promoter of 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate(Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
6. That the 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 proposed project have been utilised for the proposed project and the withdrawal has been in compliance with the proportion to the percentage of completion of the proposed 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 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

Mr. Gautam Kirtikumar Shah
Karta of G K Shah HUF

Verification

The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Virar on this ____ day of September_, 2021.


Deponent

Mr. Gautam Kirtikumar Shah
Karta - G K Shah HUF