



महाराष्ट्र MAHARASHTRA

2022

BP 295043

03 AUG 2022

अनु.क. ११३२३ दि. मु.शु.रकम. २००१

दस्तावा प्रकार वेराष्ट्रनिशापन

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव कमरुद्दीन तौलोळी

पत्ता २२३ गंज पेठ पुणे

दुसऱ्या पक्षकाराचे नांव

हस्ते व्यक्तीचे नांव व पत्ता कसिम तौलोळी/गंज पेठ पुणे

३४

मुद्रांक विकत घेणाऱ्याची सही

स्वजय शं. नलगे

परवाना क्र. २२०१११०

१३२, गुरुवार पेठ, पुणे-४१

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिन्यात वापरणे बंधनकारक आहे.



129 JUL 2022

प्रथम मुद्रांक लिपीक कोषागार पुणे करित

Affidavit cum Declaration



FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **Ms. Star Developers** promoter of the proposed project **Castle Royal** duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 03/08/2022.

- I, Kamruddin Babumiya Tamboli promoter & Owner of the proposed project Castle Royal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:
1. **M/S. Star Developers** has a legal title to the land on which the development of the proposed project is to be carried out 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.
 3. That the time period within which the project shall be completed by me/promoter is 31/12/2024.
 4. 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.
 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Star Developers 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 Promoter shall take all the pending approvals on time, from the competent authorities.
 9. That promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 10. That 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.

