



महाराष्ट्र MAHARASHTRA

2022

11AA 104613

म. नं. 82610 दि. 21/06/2022 मु. नं. स्वकम. 000

दस्तावेज प्रसार प्रमाणित

मुद्रांक विक्री घेणाऱ्याचे नांव प्रमाणित

पत्ता चव्हेलीट्या नागपूर जिल्हा

दुसऱ्या पक्षाच्या नांव

हस्त व्यक्तीचे नांव व पत्ता प्रमाणित

हस्त व्यक्तीचे नांव व पत्ता प्रमाणित

मुद्रांक विक्री घेणाऱ्याची सही मु. नं. मो. नं. ता. हवेली, जि. पुणे



29 JUN 2022

प्रथम मुद्रांक लिपीया कोबागार पुणे करिता

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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. ROYAL CONSTRUCTION promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 06/06/2022

I, HARIBHAU DNYANESHWAR TAPKIR AND DNYANESHWAR SURYAKANT CHOUDHARI AND LANDOWNERS promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Deponent



ATTESTED

Vikas S. Jadhav
Advocate & Notary
Govt. Of India
Indrayani Nagar, Bhosari, PUNE - 411 026



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

OR

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.

OR

That details of 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 is 31/12/2025.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 PUNE on this 29 day of JUNE 2022.

Deponent



ATTESTED
Vikas S. Jadhav
Advocate & Notary
Govt. Of India
Indrayani Nagar, Bhamburda, PUNE - 411 026