

839
2022

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIANON JUDICIAL

महाराष्ट्र MAHARASHTRA 2022
अनु. क्र. २२९८ दि. २१.०५.२०२२ मु. २००१
१) मुद्रांक विकत घेणाऱ्याचे नांव: सुभाष. र. शिंदे
२) वता: श्री. गणेशजी गुजरे
३) हस्ते व्यक्तीचे नांव: सुभाष. र. शिंदे
४) पत्ता: ४१.२५.१५ पुणे

मुद्रांक विकत घेणाऱ्याची सही

Dr. Shinde
राजेश्वरी दि. केवळरी
ला. नं.- २२०११२९ इ. क्र. ११
४/४ रत्नतोनी पार्क,
मार्केटगार्ड, पुणे-३७.

19AA 322114



18 JUL 2022

THIS DOCUMENTS IS
CONTANT 113
PAGES

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of M/s Empire Developers promoter of the proposed project of the proposed project namely Shree Swami Samarth,

We, M/s Empire Developers promoter of the proposed project do hereby solemnly declare, undertake and state as under:



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

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 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 project land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter is **02/02/2025**

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 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.

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 utilised 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.

THIS DOCUMENTS IS
CONTANT 213
PAGES



21/07/2022
GOVERNMENT OF INDIA
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 on this day of Deponent

THIS DOCUMENTS IS
CONTANT 2/3
PAGES



BEFORE ME

TRUPTI BHIMRAO SHINDE
ADVOCATE & NOTARY
GOVT. OF INDIA, PUNE DISTRICT (M.S.)
REG. NO. 16324

22 JUL 2022

Noted and Registered at
Serial Number 839/2022

सदर वस्तुसकत भविष्यात काही बंद/बंटा
उपस्थित झाल्यास जाणही उपचाला पक्षकार
व्यक्तिगत: लयावधार राहू.