

1) Mr. Balu Hiru Tawle, age: 62 adult, occupation: Business 2) Mrs. Vimal Balu Tawle, age: 53 adult, occupation: Business. 3) Mr. Sagar Balu Tawle, age: 30 adult, occupation: Business, & 4) Mrs. Sayali Balu Tawle, age: 27 adult, occupation: Business

1) Mr. Balu Hiru Tawle, 2) Mrs. Vimal Balu Tawle, 3) Mr. Sagar Balu Tawle, & 4) Mrs. Sayali Balu Tawle, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/the 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 the 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.

OR

That details of encumbrances _____ including dues and litigation, 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 from the date of registration of Project;

4. (a) For New Project :

That seventy per cent of the amounts realized 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 commencement of the Act

- (i) That seventy percent of the amounts to be realized hereinafter by the 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 realized 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 the completion of the project.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

B. H. Tawle Balu and wife

Sagar

Sayali Balu Tawle

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 its shall be verified during the audit that the amounts collected for a particular project have been utilized 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 authorizes.
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.
9. That I /the promoter have /-has furnished such other documents as have been prescribed by the rules and regulation 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

B. H. Pawale

1) Mr. Balu Hiru Tawle,

Vimal Balu Tawle

2) Mrs. Vimal Balu Tawle,

Sagar Balu Tawle

3) Mr. Sagar Balu Tawle,

Sayali Balu Tawle

4) Mrs. Sayali Balu Tawle,

D. Shinde
DIPALI R. SHINDE
Advocate & Notary
MAH 1533/2000 REG.No.1142
Karjat-Raigad

7 JUN 2018

NOTED AT
Sr.No.197/18

