



2020

WY 678651



FORM 'B'

[See rule 3(6)]

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. Dharam Jagda, Partner of M/s Konark Shakti Group of companies and promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 15/09/2021

I, 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 / 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 me/promoter from the date of registration is 31st December 2023;

जाहपत्र २

दिनांक 1 OCT 2020

मुद्रांक विहीन नोंदवही अनुकरणांक

दस्तावा प्रकार

दस्त नोंदवही करणार आहे का ? :- होय/नाही

मिळकतीचे शोधवसाय वर्ग

मुद्रांक विहीन येथल्याचे नांव व पत्ता

मुद्रांच्या पराकाष्ठेचे नांव व पत्ता

हस्त लेखनात येतो ना/पत्ता

हस्त लेखी

परवानाधारक मुद्रांक विहीन पाही आहे (मोठे आर. हुणे)

मुद्रांक विहीन पत्ता - मल्लिकार्जुन, शंती पार्क, मीरा रोड (पुणे), पुणे.

परवाना क्रमांक १२०१०२०

1 OCT 2020

मुद्रांक जरीदी देण्याबाबत व याबाबत वापरणे : दुरुकारक आहे.

Prakash

Dr



090270



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.
9. 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.

Thanking You

For Konark Shakti Group of Companies


Dharam Jagda
(Partner)



ATTESTED BY ME


JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT. OF INDIA)
Ganesh Chawl Committee, Kranti Nagar,
Opadpatti, Akurli Road, Kandivalli (East),
Mumbai - 400 101.

9 MAR 2022