

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
NON JUDICIAL



महाराष्ट्र मंत्रालय

2020

YC 337480

जिल्हा कोषागार कार्यालय, ठाणे

22 FEB 2021

मुद्रांक प्रमुख लिपीक / लिपीक

FORM 'B'

[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Parag Suresh Shah, Managing Partner of M/s Kush Buildcon LLP, Promoter / Developer of the proposed project.

I, Mr. Parag Suresh Shah, promoter / developer of the proposed project / duly authorized by the promoter / developer of the proposed project do hereby solemnly declare, undertake and state as under:

1. Have / has a legal title Report to the land on which the development of the proposed project is to be carried out



25 FEB 2021



मुद्रांक विवरी नोंदवही अनुक्रमांक दिनांक

दस्तावा प्रकार

दस्त नोंदणी करणार आहे का ? :- होय/नाही

मिळकतीचे धोडक्यात वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता Kush Builders LLP

दुसऱ्या पक्षकाराचे नांव व पत्ता

हस्ते असल्यास त्याचे नांव/पत्ता

हस्ते सही

परवानाधारक मुद्रांक विक्रेत्याची सही (प्रमोद अर. दुवे)

मुद्रांक विक्रीचे पत्ता - आदेश्वर कृपा, शांती पार्क, नीरा रोड (पूर्व), वणे.

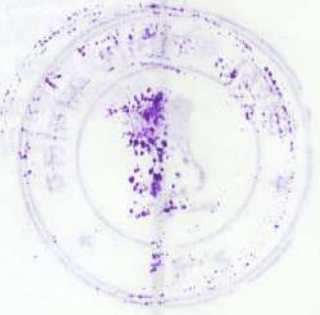
परवाना क्रमांक १२०१०४७

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे.

410917

25 FEB 2021

YC 237480



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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Parag Suresh Shor, Managing Partner of M/s Kush Builders LLP, Promoter / Developer of the proposed project.

I, Mr. Parag Suresh Shor, Promoter / Developer of the proposed project, do hereby solemnly declare, under oath and state as under:

I 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 Development Agreement between such owner / society and promoter / developer for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.
3. By 30th June, 2023 within which the project shall be completed by promoter / developer from the date of registration;
4. (a) For new projects:
That seventy per cent of the amounts realised by promoter / developer 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 promoter / developer 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 promoter / developer 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 / developer 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 / developer shall take all the pending approvals on time, from the competent authorities.
8. That I/ the promoter / developer 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 / developer have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/the promoter / developer shall not discriminate against any allottee at the time of allotment.

Deponent

For Kush Buildcon LLP


Managing Partner



22 MAR 2021

BEFORE ME


JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY (GOVT OF INDIA)
Ganesh Chawl Committee, Kranti Nagar,
Topadpatti, Akurli Road, Kandivali (East),
Mumbai - 400101.

