

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2017

RY 725645



प्रधान मुद्रांक कार्यालय, मुंबई
प.म. ति. क्र. 1000093
18 JUL 2017
सक्षम अधिकारी

FORM

'B'

[See rule
3(6)]

श्री. हेमंत सावंत

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. Chirag Shah promoter of the
proposed project / duly authorized by the promoter of the proposed project,
vide its/his/their authorization dated

27/7/2017.

3302. I, Anurag Shah 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

Anurag mansion CHSL 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.

OR

That details of encumbrances Not Applicable 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 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 herein after 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 of any apartment, plot or building, as the case may be.

For **SANSKRUTI NIRMAN PVT. LTD.**

Deponent
Director,



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 MUMBAI on this 28th day of July 2017

Deponent

Notary here →



BEFORE ME

JAGDISH TRYAMBAK DONGARDIVE
Advocate & Notary, (Govt. Of India)
Saraswati Chawl, Kranti Nagar,
Zopadpatti, Akurli Road,
Kandivali (E), Mumbai-400 101
(Maharashtra)

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जोडपत्र - १ Annexure - 1

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

ABHURADHA B. PANDE
Adv. High Court
B-103, Anihant Co-Op. Hsg. Soc.,
W. E. Highway, Thakur Village,
Kandivali (E), Mumbai - 400 101.

मुद्रांक दिवस घेणाऱ्याचे नाव _____
मुद्रांक दिवस घेणाऱ्याचे रहिवासी पत्ता _____
मुद्रांक दिवस घेणाऱ्याची मीटर घडी क्रमांक _____ दिनांक _____

मुद्रांक दिवस घेणाऱ्याची सही _____
परवाना क्रमांक : ८००००१३
मुद्रांक दिवस घेणाऱ्याचे पत्ता : श्री. धनराजीराव सुशिराम अटकत्र
तळ नमूना, बी.एम.सी. कॉल, कोरिलवडी (१), मुंबई - ४०० ०१२.
भारतीय कायदाशास्त्रज्ञ / अध्यापक / अध्यापिका यांच्या कार्यासाठी मुद्रांक
कागदाची आवश्यकता नाही. (संलग्न अधिसूचि, ०१/०७/२००४ पुढील)
ज्या कारणासाठी जेव्हा मुद्रांक घेतला त्याची त्याच कारणासाठी मुद्रांक करणे
अवश्यक असून ६ महिन्यात दोपटने संभव्यकारक आहे.

24 JUL 2017
24 JUL 2017

