



महाराष्ट्र MAHARASHTRA

27 FEB 2019

महाराष्ट्र दियेक
रुकोपगाराचे नांव-पत्रवेस.
म. रायगड.

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2018

जोड पत्र - 2/Affidavite-II

AL 556250

पुत्रांक विक्री नोंद अनुक्रमांक

74146

दिनांक 28-2-19

दस्ताचा प्रकार

म. रायगड

दस्त नोंदणी करणार आहेत का - होय/नाही

मिळकतीचा वर्णन

पुत्रांक विक्री घेणा-याचे नांव व सही

नाथभाई बी. इसासरी

दुस-या पक्षकाराचे नांव

हस्ते असल्यास त्याचे नांव, पत्ता व सही

होलेरी नाथ

पुत्रांक शुल्क रक्कम

रु. 500

पुत्रांचा पुत्रांक विक्रीचाही सही व बरबाना नमोदक
पुत्रांक विक्रीचे ठिकाण व पत्ता

श्री. सुनिल विठ्ठल परदेशी
श्री. मधुसूदन कृष्ण गेवरेकर अँड टावरिंग नवस
रायगड, अहमदनगर - बरबाना 2/19-19

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 M/s. Rudra Realtors through its Partner, Mr. Nathabhai Bhimabhai Isasaria, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide his authorization dated 10.04.2019;

पत्रे नाथभाई बी. इसासरी

I, **Nathabhai Bhimabhai Isasariya**, Partner of **M/s. Rudra Realtors**, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under;

1. **M/s. Rudra Realtors**(Promoter) along with Mr. Arvind Mahadev Sawlekar (Co-Promoter) 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 has encumbrance by way of a civil court case i.e. Special Civil Suit no. 532/2010 of the Court of Civil Judge (SD) Panvel.
3. That the time period within which the project shall be completed by the promoter from the date of registration of project shall be 31/12/2022;
4. 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 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

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6. That 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 the promoter shall take all the pending approvals on time, from the competent authorities.
8. That 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 the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

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Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Panvel on this 10th day of April, 2019

426 0141111 0000

Deponent



BEFORE ME

ASHOK P. GAYKAR
B.Com., LL.B., G.D.C.&A.
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
Regn. No. 5873

10/1 APR 2019

