



महाराष्ट्र MAHARASHTRA

© 2020 ©

XR 505893



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. KALU K. BUDHELIA promoter of  
the proposed project / duly authorized by the promoter of the  
proposed project, vide its/his/their authorization dated: \_\_\_\_\_

I, promoter of the proposed project/duly authorized by the  
promoter of the proposed project do hereby solemnly declare,  
undertake and state as under:

*Kalu K. Budhelia*



..1..

जोडपत्र-१ फक्त प्रतिज्ञापत्रसाठी

10 NOV 2020

मुद्रांक विक्री नोंदवही अनुक्रमांक .....

दिनांक .....

K. B. Associates

मुद्रांक विकत घेणाऱ्यांचे नांव व पत्ता

A-1, SHANTI VIHAR APT.,

हस्ते असल्यास त्यांचे नांव व पत्ता

OPP. SYNDICATE BANK,

S. V. RD., KANDIVALI (W),

MUMBAI-400.067.

हस्ते सहो .....

परवानाधारक मुद्रांक विक्रेत्याची सही- (प्रमोद आर. दुबे)

मुद्रांक विक्रीचे पत्ता-आदेश्वर वृन्दा, शांती पार्क, मीरा रोड (पूर्व), ठाणे.

परवाना क्रमांक - १२०१०४७

10 NOV 2020

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे

150364



1. That I have a legal title Report to the land on which the development of the project is proposed

OR have 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 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 from the date of registration; 31/03/2024.

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 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 the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled



5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That I 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 shall take all the pending approvals on time, from the competent authorities.
8. That I 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 have 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.

For K. B. ASSOCIATES

*Kalu K. Budhelia*

.....PARTNER

Solemnly affirmed

Place: Mumbai

(Kalu K. Budhelia)

Date: 16 MAR 2021

M/S.K B Associates

NOTED IN NOTARIAL  
Registrar SR. No. 400-  
Date 16 MAR 2021

SIGN BEFORE ME

*Umesh Thakkar*

UMESH THAKKAR  
ADVOCATE & NOTARY  
GUJARAT & MAHARASHTRA

