



महाराष्ट्र MAHARASHTRA

2020

WU 140039



जिल्हा कोषागार कार्यालय ठाणे
28 OCT 2020
मुद्रांक प्रमाण तिथीक / दिनांक
28/10/2020



FORM B

Affidavit Cum Declaration

I, Affidavit cum Declaration Of Mr. ARIF PATEL Partner of M/s. GOLDEN REALITY duly authorized by the promoter of the purposed project do hereby solemnly declare, undertake authorized by the state as under:

1. That promoter has a legal Report to the land on which the development of the project is proposed . OR 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

X-4 sign



KAVITA RAJENDRA AGRAWAL
ADVOCATE & NOTARY
B-1, Crystal Plaza, Hiranandani
Sec-7, Kharghar, Navi Mumbai
Mobile-8898970994

04 NOV 2020

03 NOV 2020



जोड़पत्र - १ / फक्त प्रतिज्ञापत्रासाठी

मुद्रांक विक्री संदर्भात अनु. क्र. 2128 दिनांक

मुद्रांक विकत घेणा-याचे नाव

संविदाची पत्ता Talora

मुद्रांक विकत घेणा-याची / हस्ते सही Partners

मुद्रांक विकत घेणा-याची सही व विक्रीचे ठिकाण

राणी स्टॅम्प वेंडर, दुकान क्र. ३१, प्रभात सेंटर,

सेक्टर-१-अ, सी.बी.डी.बेलापूर, नवी मुंबई-४००६१४ परवाना क्र. १२०१०४९

ज्या कारणासाठी ज्यांनी मुद्रांक विक्री करीत आहेत, त्यांनी त्यांच्या कारणासाठी
मुद्रांक विक्री करणा-यांना ३ दिवसांच्या आत मुद्रांक विक्री करणे आवश्यक आहे.



FORMS : THE Maharashtra Real Estate (Regulation And Development)

Registration Of Real estate projects , Registration of real estate agents , rates of interest and disclosures on website) Rules 2017

2. That the project land is free from all encumbrance

3. That the time period within which the project shall be completed by us promoter from the date of registration of the project :

4. (a) For New Project :

That seventy per cent of the amount realized 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

1. That seventy per cent of the amounts to be realized 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 .

2. That entire of the amount to be realized 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 withdraw 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of my 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 (02) of section 4 of the act and under rule 3 of these rules , within seven days of the said charges 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 allottee at the time of allotment of any apartment , plot or building , as the case may be

VERIFICATION

The contents of my above Affidavit cum Declaration are true and corrects and nothing material has been concealed by me therefrom

[Signature]



ATTESTED BY ME

[Signature]
KAVITA RAJENDRA AGRAWAL
ADVOCATE & NOTARY
8-1, Crystal Plaza, Hiranandani
Sec-2, Kharighat, Navi Mumbai
Mobile-8898978094

04 NOV 2020