

FORM 'B'

[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Ms. Nandaraj Constructions Proprietor Mr. Nandakumar P. Lapalikar
Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide
its/his/their authorization dated

I, Nandakumar P. Lapalikar 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

Nandaraj Constructions has a title Report to the land on which the development
Of the proposed Project is to be carried out

AND

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

That the project land is free from all encumbrances.

That details of encumbrances (nil) including dues and litigation,
detailsof 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 project :

That seventy per cent of the amounts 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





(i) That seventy percent 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.

OR

(ii) That entire 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, 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 utilized 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 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.



My Licence expires on 18-04-2026

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

on this 24 JUL 2017 day of.

BEFORE ME

[Signature]
H. M. GIRMÉ
NOTARY

GOVERNMENT OF INDIA

[Signature]
Deponent

24 JUL 2017