



महाराष्ट्र MAHARASHTRA

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दस्ताचा प्रकार प्रतिज्ञापत्र

दस्त नोंदणी करणार आहेत का? होय/नाही

मिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव प्रमोद डेकर

पत्ता

दुसऱ्या पक्षकाराचे नांव श्री. प्रमोद

हस्तो व्यक्तिचे नांव व पत्ता श्री. प्रमोद

विकरण देताराज लाडकत

पत्ता नं. 2209924

मुद्रांक विकत घेणाऱ्याची सही

जि.प. अंबर-पुणे, मंगळवार पेठ, पुणे-११

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक

खरेदी करण्याबाबत ६ महिन्यांत वाचने बंधनकारक आहे.



FORM 'B'
[See Rule3 (6)]

AFFIDAVIT CUM DECLARATION
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Trimurti Developers & Promoters

Email- trimurtidevelopers31@gmail.com
Gangadham, Market Yard, Pune-37

M- 9890026511

M- 9448121317

Affidavit cum Declaration of Trimurti Developers & Promoters through its Partner Pravin Vardichand Sanghvi of the proposed project "Om Heights" do hereby solemnly declare, undertake and state as under:

1. That We/promoter have a legal title Report to the land on which the development of the proposed projects to be carried out.
OR
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 _____ 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 is 36 Months
4. (a) For new projects:
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/ We 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 project have been utilized for the said project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.
7. That We 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.

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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 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 Om Heights,

(A Project of Trimurti Developers

& Promoters)

For Trimurti Developers & Promoters
P.V. Sanghi
[Signature]

Authorized Signatory

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 on this day of 28/01/2020

For Trimurti Developers & Promoters

P.V. Sanghi
[Signature]

For Om Heights,

(A Project of Trimurti Developers

& Promoters)

Authorized Signatory