



महाराष्ट्र MAHARASHTRA

2018

AR 262437

ज्या कारणासाठी ज्यानी मुद्रांक खरीदी केली त्याची त्याच कारणासाठी
मुद्रांक खरीदी केल्यापासून ६ महिन्यांत यापुढे बंधनकारक आहे.
अनु. क्र. 76841 दि. 11-3-19 मु. शु. रकम. 500
दस्तावा प्रकार..... युनिट 144 फॉर्म 'बी'
दस्त नोंदणी करणार आहेत का ? होय/नाही.
मिळकतीचे वर्णन.....
मुद्रांक विकत घेणाऱ्याचे नाव..... रमेश क. ग. शिंदे
पत्ता..... क. 169/1, 40
दुसऱ्या पक्षाकाराचे नाव..... सु. 1 म. म. म.
द्वितीय पक्षाची नांव व पत्ता..... 08/07/19 य. 0. 9. 2

सो. मंगल अरुण नेवसे
स्टॅम्प विक्रेता
परवाना क्र. 3201101
मॉप नं. 22, बडोदा सिटी काराज, पुणे



FORM 'B'
[See rule3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr./Ms.Estate Corporation promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated.10/05/2018.

I,Babaji Ramdas narsale (Partner of M/s. Estate Corporation)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 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.

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 projects.

(b) For ongoing project on the date of commencement of the Act.

(i) That..... per cent 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.

(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



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 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 / 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 (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.

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 Pune on this 11 March of 2019

Deponent

[Signature]



Deponent

[Signature]



BEFORE ME

[Signature]

ADV. NANDA J. SALUNKE
NOTARY GOVT. OF INDIA
Plot, Manik Moti Complex,

11 MAR 2019