



महाराष्ट्र MAHARASHTRA

2017

SC 338892

फक्त प्रतिज्ञापत्रासाठी

मुद्रांक नोंदवही अनुक्रमांक 6466 दिनांक 05/07/2017 रुपये 100/-

मुद्रांक विकत घेणाऱ्याचे नाव Royal Developers.

व रहिवासाचा पत्ता Wagholi, Pune

हस्ते नाव व पत्ता Sumit Chaure, Koregaon Bhima, Pune

मुद्रांक विकत/हस्ते घेणाऱ्याची सही

ज्या कारणासाठी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी

केल्यापासून सहा महिन्यात वापरणे बंधनकारक आहे.



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. Rahul Narhari Gavhane partner of M/S Royal Developers, duly authorized by the promoter of the on going project of utsav residency vide its Pratner authorization dated 20/08/2015.

I Mr. Rahul Narhari Gavhane duly authorized by the promoter of the on going project do hereby solemnly declare, undertake and state as under :

1. That promoter has a legal title report to the land on which the development of the project is on going 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. The promoter has not taken any loan facilities from any bank /financial institute and no litigation is pending related to any rights title interest in project. And that the project land is free from all encumbrances
3. That promoter undertakes to complete the project on before 31/08/2018.
4. For ongoing project on the date of commencement of the Act :
That seventy per cent of the amounts to be realised hereinafter by 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.
5. That the amounts from the separate account shall be withdrawn in accordance with rule 5.
6. That 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 in compliance with the proportion to the percentage of completion of the project.
7. That 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.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment plot or building as the case may be.

Deponent

(Mr.Rahul Narhari Gavhane)

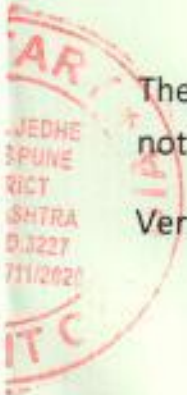
Partner

(Signature)

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 1/7/2017.



BEFORE ME

(Signature)
DILIP V. JEDHE
NOTARY
GOVT. OF INDIA
NOTED & REGISTERED
AT SR.NO.: 710/17
DATE:

11 JUL 2017