



महाराष्ट्र MAHARASHTRA

2017

SF 485018



प्रधान मुद्रांक कार्यालय, मुंबई
प.म. ति. क. ८०००२९५
20 JUN 2017
सक्षम अधिकारी

FORM 'B'

**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. Manish Kamalkishore Kabra, duly authorised by the promoter of the proposed project vide his authorisation dated 06.07.2017

I, Mr. Manish Kamalkishore Kabra, Partner of M/s Kabra Estate & Investment Consultants duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have 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.

22 JUN 2017

000901

आडपत्र - 9 Annexure - 1

प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता

मुद्रांक विक्रीबाबतची नोंद राहिली असु. क्रमांक

KABRAESTATE & INVESTMENT CONSULTANTS
Office No. 101, Kamala Hub,
N. S. Road, No. 1,
Next to Costa Coffee, Andheri (W), Mumbai-400 049.
JVPD Scheme, Andheri (W), Mumbai-400 049.

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक मुद्रांक विक्रीत्याची सही

परवाना क्रमांक : ८००००९५

मुद्रांक विक्रीचे ठिकाण/पत्ता : अंधेरी कोर्ट बार् अशोसिएशन

एम्. एम्. कोर्ट, अंधेरी रेल्वे स्टेशनच्या बाजूला,

अंधेरी (पूर्व), मुंबई - ४०० ०६९.

शासकीय कार्यालयासमोर / न्यायालयासमोर प्रतिकापत्र सादर करणेसाठी मुद्रांक

कागदाची आवश्यकता नाही. (शासन आदेश दि. ०९/०७/२००४ नुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी
केल्याबाबतून द.सहिज्यात वापरणे बंधनकारक आहे.

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter from the date of registration of project;
4. (a) For new projects :
That seventy per cent of the amounts realised 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.
- (b) For on-going project on the date of commencement of the Act
- (i) That seventy 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.
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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

AN



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 regulations 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.

Manish Kabra

Manish Kamalkishore Kabra

Deponent

Verification

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

Verified by me at 14th on this JULY day of 2017.

Manish Kabra

Manish Kamalkishore Kabra

Deponent



Gulabdhhar Upadhyay
GULABDHAR UPADHYAY
ADVOCATE & NOTARY
Chhabineth Pandey Compound
Marol Naka, Near Airport Road
Andheri (East), Mumbai-400059