



महाराष्ट्र MAHARASHTRA

2016

अनु.क्र. 13859 दि. 11-4 JUL 2017 मु.शु.रक्षण

दस्तावा प्रकार

वस्तु नोंदणी करणार आहेत का? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव

पत्ता

दुसऱ्या पक्षासराचे नांव

हरते व्यक्तीचे नांव व पत्ता

S. D. Wagh

ज्योतिष एल. प्रकाशे

परवाना क्र. 2209042

बी. टी. कल्ले रोड, बोरवडी, पुणे-36

मुद्रांक विकत घेणाऱ्याची सही

ज्या कारणासाठी जमाती मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन 5 महिन्यात वापरणे घेवतकाय आहे

FORM 'B'

[See rule3(6)]

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

Affidavit cum Declaration

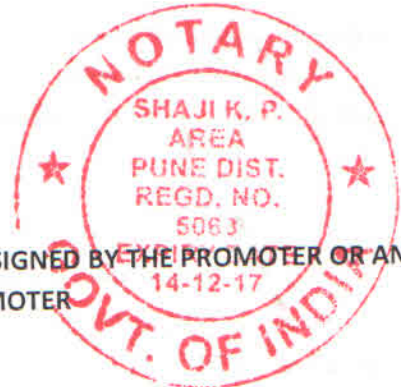
Affidavit cum Declaration of M/s. Fortune Associates a partnership firm registered under Partnership Act 1932, having registered office at 151/20, Plot No-B, Office No. 110/111, Vishal Ventila, Near Noble Hospital, Hadapsar, Pune-411013, promoter of the ongoing project viz. "Fortune Shrushti", Survey No. 4,

AB 075199



10 JUL 2017

प्रथम मुद्रांक लिपीक निषणार पुणे कनि



APL
Hissa no. 1/8/2, Yevlewadi through its duly authorized signatory Mr. Satish Shivilal Kokate residing at Flat No. M- 404, Grevillea, Magarpatta City, Hadapsar, Pune – 411013 by the promoter of the ongoing project i.e. "Fortune Shrushti", vide its/his/their authorization dated 11-Jul-2017.

OF INDIA
I, Mr. Satish Shivilal Kokate ~~promoter of the proposed project~~ / duly authorized by the promoter of the proposed ongoing 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

M/s Fortune Associates having registered under Partnership Act 1932, having registered office at 151/20, Plot No-B, Office No. 110/111, Vishal Ventila, Magarpatta, Hadapsar, Pune-411028 have/has a legal title Report to the land on which the development of the proposed ongoing 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 on or before 31-July-2018 by me/promoter from the date of registration of project;

4. (a) For new projects:-

That seventy per cent of the amounts realised 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 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.

OR

(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 ~~the~~ 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 ~~the~~ the promoter shall take all the pending approvals on time, from the competent authorities.
8. That ~~the~~ 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~~ the promoter have ~~has~~ furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That ~~the~~ the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponents

M/s. Fortune Associates, promoter, through authorized signatory Mr. Satish Shival Kokate

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 19/6 day of July 2017

Deponent

M/s. Fortune Associates, promoter, through authorized signatory Mr. Satish Shival Kokate

BEFORE ME

SHAM K. P.
NOTARY, GOVT. OF INDIA
PUNE

Noted and Registered
at Serial Number 1419/2017

19 JUL 2017

