



FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER

Affidavit cum Declaration

(Mantra Divine, Building A, Phase 1)



महाराष्ट्र MAHARASHTRA

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SH 060062

६९९९ 27 JUL 2017
अनु. क्र. दि. मु. शु. रकम
प्रतिज्ञापत्र

दस्तावेज प्रकार
दस्त नांदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक विरक्त घेणाऱ्याचे नांव

ता

दुसऱ्या पक्षकाराचे नांव

हरते व्यक्तीचे नांव व पत्ता

SANGIETAA LOKANDE

परवाना क्र. 2201928

मुद्रांक विरक्त घेणाऱ्याची सही मोडोज हॉटेल कंपाऊंड, बडगार्डन रोड, पुणे-१

न्याय कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्याबाबत ६ महिन्यात यापणे अधिकाऱ्याकडे आणे



"Form B"

(Mantra Divine Building A. Phase I)



Affidavit cum Declaration of M/s. Mantra Universe through partner M/s. Mantra Properties and Developers Pvt. Ltd. through its director Mr. Rohit Ghanshyam Gupta promoter of proposed project name as 'Mantra Divine', Building A, Phase 1' situated at Gat No. 365 & 366, Village Dongergaon, Tal. Haveli, District Pune project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 02/05/2017;

I, Mr. Rohit Ghanshyam Gupta partner of M/s. Mantra Universe i.e 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 promoter has a legal rights to develop the land on which the development of the project is proposed and Adv. Mugdha Sudhir Lanke has issued a legal title Report to the land on which the development of the proposed project is to be carried out

2. The project land is free from all encumbrances

OR

That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details (consent document uploaded).

Details of Encumbrance

Sr

Details of Encumbrance

No.

1. As per the Mortgage Deed dt. 15/10/2016 vide registration no. 8711/2016, registration in the office Joint Sub registrar of Haveli 23 in favour of State Bank of India, Commercial Branch, Tilak road, Pune

3. That the time period within which the project shall be completed by promoter from the date of registration of project; dt.

4.

(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 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 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 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 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 have / 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.

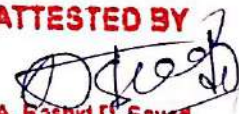

Promoter

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 Pune on this 26th day of July 2017.



ATTESTED BY

A. Rashid D. Sayed
Notary, State of Maharashtra
PUNE

26 JUL 2017


Promoter

Noted & Registered
At. Sr. No. 16822/2017