

भारतीय गैर न्यायिक  
भारत INDIA

RS- 500

FIVE HUNDRED  
RUPEES

पंचो रूपये

RS. 500

INDIA NON JUDICIAL

MAHARASHTRA

2021

BH 8563

प्रधान मुद्रांक कार्यालय,

प.मु.वि.क्र. ८००००

23 NOV 2021

सक्षम अधिकारी

श्री. सी. टि. आंबे



FORM 'B'

[See rule3(4)]

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 Joitkumar B. Jain promoter of the proposed project/ duly  
authorized by the promoter of the proposed project vide its/his/their authorization dated 4<sup>th</sup> day of



Mr. Jaitkumar B. Jain 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 to the land on which the development of the project is proposed a legally valid authentication of title of a 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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31/12/2026.
4. That seventy per cent of the amounts realized 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds

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 Mumbai on this 25<sup>th</sup> November '21



**BEFORE ME**

**S. R. DIXKHANDI**

**MUMBAI MAHARASHTRA**

**2 FEB 2022**

**NOTED & REGISTERED**

**Dr. No. 1122/151**

**Dated... 2 FEB 2022**