



महाराष्ट्र MAHARASHTRA

2017



जिल्हा कोषागार कार्यालय,
ठाणे
27 JUL 2017
मुद्रांक प्रमुख लिपीक / लिपीक



FORM 'B'

27/7/2017

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. Narendra Vasant Adkitte and Ms. Pradnya
Rajaram Bansode Director of Atulya Township Buildcom Private Limited
promoter of the proposed project known as Atulya Shubh Vastu at Village
Atgaon, Tal. Shahapur Dist. Thane



28 JUL 2017

(Signature)

(Signature)

We Mr. Mr. Narendra Vasant Adkitte and Ms. Pradnya Rajaram Bansode Directors of Arulya Township Buildcom Pvt. Ltd. Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We promoters have a legal title Report to the land on which the development of the 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.
3. That the time period within which the project shall be completed by me/promoter from the date of Registration of project is;
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.

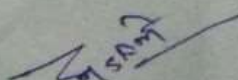
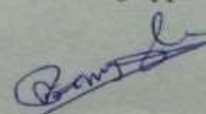
(b) For ongoing project on the date of commencement of the Act

(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 We / 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 we /the promoter shall take all the pending approvals on time, from the competent authorities.



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8. That We/ 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 we / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That We/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



① PAN No AFEP9846B

② PAN No ANGB0797R

For Atulya Township Buildcom Pvt. Ltd.

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 Vikhroli on 28th day of July 2017



28 JUL 2017

For Atulya Township Buildcom Pvt. Ltd.

Deponent

For Atulya Township Buildcom Pvt. Ltd.

Narayan M. Shetty
NARAYAN M. SHETTY
 ADVOCATE & NOTARY
 418/214, 2nd Floor, A-Wing,
 Tagore Nagar, Vikhroli (E),
 MUMBAI-400 083.
 PH. 2574 3806

Notary Seal
 Date: 28/7/17