



महाराष्ट्र MAHARASHTRA

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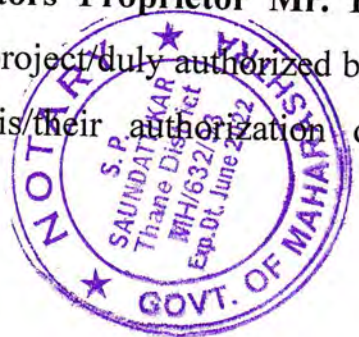


FORM 'B'
(See rule 3 (4))

**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 M/s.Venus Realtors Proprietor Mr. Bipin Ramesh Karapurkar promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 18/07/2016.



11 JAN 2018

11 JAN 2018

आ.क्र.प्र.प्र. १
प्रतिज्ञापत्रासाठी

पुढाक विविध नोटवली

अनुक्रमांक

पुढाक विविध वेगान्याचे नांव

पत्ता व शहर

11 JAN 2018

दिनांक
विनि २० ३२/१०/१८
नो.फा.१, ०५

पुढाक विविधवाची सव (प्रभाकर वा तिवडे)

पुढाक विविधवाचे ठिकाण पत्ता शिव साई टायपिंग सेंटर

माला नं. ४० भवान, रिकेट, खलेकर ऑफिस जवळ ठाणे ४

संख्या पुढाक क-१२०१००८

शासकीय कार्यालयासाठी शासकीय प्रविष्टीसाठी

करणासाठी पुढाक कागदाचा आलेखन प्रती

(शासन आदेश दि. २१/०४/२००८ मधील)

ज्या कारणासाठी ज्या पुढाक विविधवाचे कारणासाठी

पुढाक काटी केल्यापुढील ६ महिन्यात कोणतेही कागदाचा

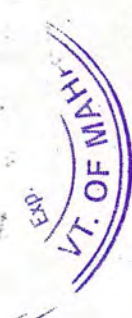


I, **Mr. Bipin Ramesh Karapurkar** promoter of the proposed project/duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under.

1. That I promoter have/has a legal tile 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.

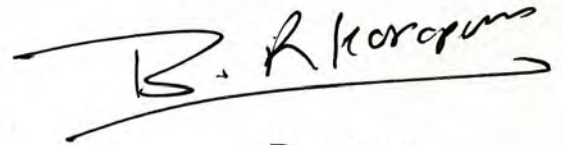
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2. That the said land is free from all encumbrances.
 3. That the time period within which the project shall be completed by me/promoter is 31/12/2021.
 4. That seventy per cent of the amounts realised by me/promoter for the real estate project from 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.
 5. That the amounts 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 a 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 amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

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.

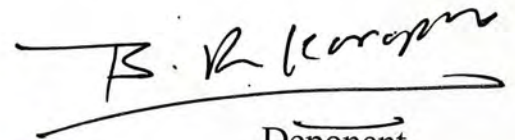


Deponent

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 _____ on this _____ day of _____



Deponent

NOTED



NOTARY

S. P. SAUNDATTIKAR B.A., LL.B.
ADVOCATE HIGH COURT
Mayuresh Apartment,
Principal Marathi School No.1,
Jamonali Naka, Thane (W) - 400 601.



11 JAN 2018