

भारतीय गैर न्यायिक

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महाराष्ट्र MAHARASHTRA

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10 JUL 2017
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**FORM 'B'**

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Mahesh L Patel partner of M/s. Prapti Enterprises promoter of the proposed project called "Neelkanth Jyot" situated at Gut No. 5, Hissa No. 10D, Plot No. 12, Village Joveli, Tal Ambarnath, Dist. Thane.

I Mr. Mahesh L Patel partner of M/s. Prapti Enterprises promoter of proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s. Prapti Enterprises have/has a legal title Report to the land on which the development of the project is proposed

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between owner and promoter for development of the real estate project is enclosed herewith.



2. That the project land is free from all encumbrances.

3. The total time by which the project would be completed by Promoter from the date of registration is 2 years. The Total project is proposed to be completed by 30/06/2019.

4. That seventy percent of the amounts to be realized 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (regulation and Development) Rules, 2017.

6. That promoter shall get the account audited within six months after the end of accounts duly certified and signed by such chartered Accountant, in practice, 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.

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 section 4(2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That the promoter has furnished such other documents have been prescribed by the rules and regulations made under the Act.

10. That the promoter shall not discriminate against any allottee at the of allotment of the apartment.

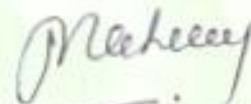


MAHESH L PATEL
Deponent

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 Mumbai on this 04th day of August 2017.



MAHESH L PATEL
Deponent

ATTESTED BY ME



RAJENDRA AGRAWAL
ADVOCATE & NOTARY
@ 1, Crystal Plaza, Hirnandani
Mumbai

