



महाराष्ट्र MAHARASHTRA

2017

जोडपत्र - २

SE 597453



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



मुद्रांक विक्री नोंदवारी  
मुद्रांकमांक .. 68981 .. दिनांक 29 JUL 2017  
प्रस्ताव प्रकार -  
वस्तु नोंदणी करणार आहे का ? होय/नाही  
मिलकतीचे थोडक्यात वर्णन -  
मुद्रांक विकत घेणाऱ्याचे नांव 504, KATKAS PLAZA,  
हस्ते असल्यास त्याचे नांव, B. LANE,  
पत्ता व सही -  
मुद्रांक पक्षकाराचे नांव -  
मुद्रांक शुल्क रक्कम - 100/500  
मुद्रांक विक्रीसाठी सही-(नितिन य. मांजरेकर)  
मुद्रांक विक्रीचे ठिकाण/पत्ता - गंगा होरॉक्स/टायपिंग सेंटर  
दुकान नं. २४, भदानी मार्केट, कलेक्टर ऑफीस जवळ, ठाणे (व.)-४००,  
परवाना मुद्रांक क्रमांक - ९२०९०९०

उक्त कार्यासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी  
मुद्रांक खरेदी केल्यापासून ६ महिन्यांत कायदा बंधनकारक आहे.

**FORM "B"**

**Declaration supported by an Affidavit, which shall be signed by the PROMOTER or any person authorized by the PROMOTER.**

AFFIDAVIT CUM DECLARATION OF MR. KISHORE D. PATEL, DIRECTOR OF THE PROMOTER COMPANY OF THE PROPOSED PROJECT.

I, Mr. Kishore Danabhai Patel, Director of the DKP Designers & Creators Pvt. Ltd. (Promoter Company) of the proposed project do hereby solemnly declare, undertake and state as under:



NOTA  
Ms.  
GO



19 AUG 2017





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

OR

have/has a legal Title Report 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.

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 the project will be 36 Months for Wing "B" Wing and 60 Months for Wing "A" from the date of registration of the Project.
4. (a) For New Project:  
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 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That I/Promoter shall get the account audited within six months after the end of every financial year by a practising Chartered Account, and shall produce a statement of accounts duly certified and signed by such practising 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.
7. That I/the Promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/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 I/the Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/the Promoter shall not discriminate against any allottee at the time of allotment of apartment, plot or building, as the case may be.

NOTED & REGISTERED	
Sr. No. 10224/17	Page No. 35
Date 9/8/17	

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 9 day of AUGUST, 2017.

DEPONENT

- 9 AUG 2017



BEFORE ME

DEPONENT

Page 2 of 2

MS. PRACHIN. SHAH  
ADVOCATE & NOTARY  
28, Kumar Co-op. Hsg. Soc.  
Station Road, Vikhroli (W),  
Mumbai- 400 079.  
Mob.: 9324087166