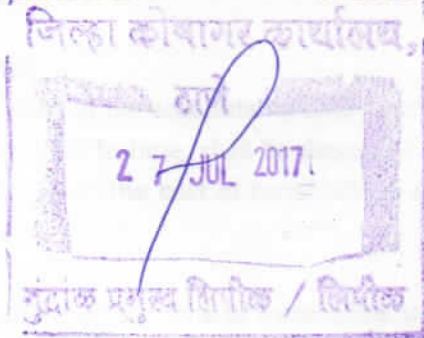




महाराष्ट्र MAHARASHTRA

2017

SE 527948



FORM 'B'

[See rule 3(6)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL  
BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED  
BY THE PROMOTOR**

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Nivrutti Ramrao Panchal of the Dattatray Residency proposed project / duly authorized by the promoter of the proposed project, vide its / his / their authorization dated 31<sup>st</sup> July, 2017.

I, Promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

जा.इ.पत्र-२/ Annexure-11

|  |   |
|--|---|
| १. मुद्रांक विक्री नोंदवही अनु. क्रमांक/ दिनांक  | १५१०२   |
| २. दस्तावेजा प्रकार  |   |
| ३. दस्त नोंदणी करणार आहेत का?  | होय / नाही  |
| ४. मिळकतीचे थोडक्यात वर्णन   |   |
| ५. मुद्रांक विक्रीत घेणाऱ्याचे नाव व सही   | Nevruti   |
| ६. हस्ते असल्यास त्याचे नाव, पत्ता व सही   | self  |
| ७. दुसऱ्या पक्षकाराचे नाव  |   |
| ८. मुद्रांक शुल्क रक्कम  |   |
| ९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता                              | बि.लेला सी. भोजने<br>परवाना क्र. १२०२०२३,<br>सी/२/५/०:२, सेक्टर-२,<br>वाशी, नावी मुंबई-४००७०३ |
| ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यामुळे ही नोंद बापरोणे बंधनकारक आहे. |   |

31 JUL 2017



panchal

31 JUL 2017

Handwritten signature/initials.



1. That I / 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.

OR

That details of encumbrances \_\_\_\_\_ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project;

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 I / 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 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 / has 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 any apartment, plot or building, as the case may be.

Amchal  
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 Vashi on this day 31 st of July 2017  
Amchal  
Deponent

**Before Me**

Ph(0): 2782 50 26

**A.G.Jadhav B.A.L.L.B**

HIGH COURT ADVOCATE &  
NOTARY

E-6,1:1,1st Floor,Sector-1  
Vashi, Navi Mumbai- 400703

Noted & entered  
in the Register at S.NOS

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