



महाराष्ट्र MAHARASHTRA

2024

CU 538171



**FORM 'B'**

[See rule 3(6)]

**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.RANGOLI DEVELOPERS** promoter of the proposed project "**KRISHNA RESIDENCY**", Plot Area **830.30** located (**CTS NO.H/517, 2ND HASNABAD LANE, VILLAGE BANDRA, SANTACRUZ-WEST, MUMBAI-400054**) at duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, (**RANGOLI DEVELOPERS**) promoter of the proposed project "**KRISHNA RESIDENCY**", Plot Area **830.30** (**CTS NO.H/517, 2ND HASNABAD LANE, VILLAGE BANDRA, SANTACRUZ-WEST, MUMBAI-400054**) duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

26 DEC 2024

1492

जोडपत्र-२/Annexure-II

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक-२/दिनांक  
(Serial No./Date)
२. दस्तऐवज प्रकार  
(Nature of document)
३. दस्त नोंदणी करणार आहे का ?  
(Whether it is to be registered?)
४. मिल्कतीचे ब्रीफव्हाल वर्णन  
(Property Description in brief)
५. मुद्रांक विकत घेणाऱ्याचे नाव व स्वाक्षरी  
(Stamp Purchaser's Name & Signature)
६. हस्त असल्यास त्याचे नाव, पत्ता व स्वाक्षरी  
(If through, owner, person Name, Address & Signature)
७. घुसऱ्या पक्षावरचे नाव  
(Name of the Party)
८. मुद्रांक शुल्क रक्कम  
(Stamp Duty Amount)
९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना धारक सरोच श्री. शंभूजी विंजोळकर  
मुद्रांक विक्रीचे ठिकाण/पत्ता १२०२०१०, चव्हातपेरा  
(ज्या कारणासाठी यांनी मुद्रांक खरेदी केला त्याची त्याच कारणासाठी मुद्रांक खरेदी केल्याबद्दल ६ महिन्यात कायदा मंडळाने संपन्नतामक आहे.)

26/12/24

Rangoli developers





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 31/12/2027

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.



### 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 28<sup>th</sup> day of Dec 2024

For Rangoli Developers

  
**Partner**  
Deponent

**BEFORE ME**

 28-12-24

**RAMESH KUMAR SINGH**  
(BSC, LLB)  
Advocate & Notary Govt. of India  
Greater Mumbai & Thane District  
Regd No. 11212

Sr. No.	5618124
Date	28-12-24

