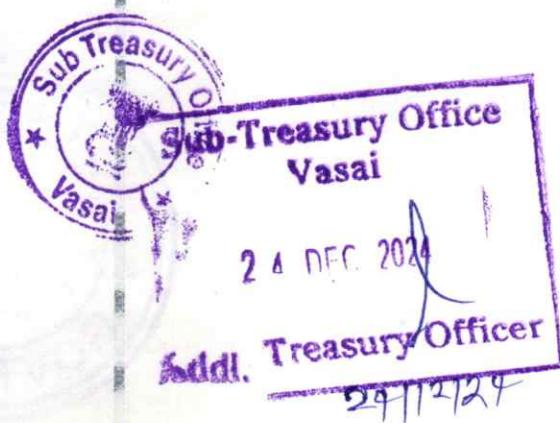




महाराष्ट्र MAHARASHTRA

● 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:

1497

20 DEC 2024

जोडपत्र- २ /Annexure-II

१. मुद्रांक विळी नंददारी अमु. अमांक- २/दिनांक
(Serial No./Date) _____
२. दस्तावेज़ अंकार
(Nature of document) _____
३. इस भौद्रही लगाकर आवृत्त करा ?
(Whether it is to be registered?) _____
४. पिक्कातीचे वौद्धकात संर्वेज
(Property Description in brief) _____
५. मुद्रांक विळात देणाऱ्याचे नाव उ ताही
(Stamp Purchaser's Name & Signature) _____
६. हस्ते असल्यास त्वाचे नाव, पातळ ताही
(If through, owner, present Name,
Name, Address & Signature) _____
७. दुसऱ्या प्राप्तकाराचे नाव
(Name of the Party) _____
८. मुद्रांक शुल्क रक्कम
(Stamp Duty Amount) _____
९. परवानारक मुद्रांक विक्रेताची संस्था
द परवाना इतांक संस्था श. शैक्कत शिंसोळकर
मुद्रांक विळाचे ठिकाण/पत्ता १२०२०१०, नवीमुंबई^१
(ज्या कारणासाठी यांची मुद्रांक उरेवी केला त्वांची त्याच लागणासाठी
मुद्रांक उरेवी केल्यासाठुग ६ शंकांद ठाकरी दंदनकारक 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 28th 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. 1121?

Sr. No.	5618124
Date	28-12-24

