(12)

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NOTARY ADV. RUPALI D. PATIL Kalyan. Dist. Thane Reg. No. 15103 GOVT. OF INDIA

महाराष्ट्र MAHARASHTRA ◑ 2020 ◑ XM 014315

कोषागार कार्यालय, ठाणे

7 DEC 2020

मुद्रांक प्रमुख लिपीक / लिपीक

ठाणे कोषागार

11 DEC 2020

NOTARY RUPALI D. PATIL Kalyan Dist. Thane Reg. No. 15103 GOVERNMENT OF INDIA

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

Deshpande

NOTARY RUPALI D. PATIL Kalyan Dist. Thane Reg. No. 15103 GOVERNMENT OF INDIA

NOTARY RUPALI D. PATIL Kalyan Dist. Thane Reg. No. 15103 GOVERNMENT OF INDIA

Affidavit cum Declaration of Shri Pravin Karamshi Dedhia, the partners of M/S VARDHAMAN ENTERPRISES, a Partnership Firm, promoter of the proposed project.

I, Shri Pravin Karamshi Dedhia partners of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Mr. Laxman Khandu Masane and other is owner of project land & has a legal title Report to the land on which the development of the proposed project is to be carried out and M/S VARDHAMAN ENTERPRISES, a Partnership Firm are 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 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.

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 That the amounts from the 'separate account shall be withdrawn in accordance with Rule 5.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.

NOTARY RUPALI D. PATIL

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 maybe.

Deponent

M/S VARDHAMAN ENTERPRISES



SHRI PRAVIN KARAMSHI DEDHIA

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at _____ on this _____ day of 2021.

Deponent

M/S VARDHAMAN ENTERPRISES

SHRI PRAVIN KARAMSHI DEDHIA

IDENTIFIED BY ME

Adv. Manoj K. Bhoir.

ATTESTED BY

22/01/2021

RUPALI D. PATIL
B.A.L.L.B.
ADVOCATE & NOTARY
District Thane