



महाराष्ट्र MAHARASHTRA

2023

10 JAN 2024 9AA 995254



Sub-Treasury Office  
Vasai  
09 JAN 2024  
Addl. Treasury Officer  
09/01/24



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 ATUL PROJECTS INDIA PVT LTD promoter of the proposed project Atul Life Phase I duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 25/01/2024

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



1253

10 JAN 2024

जे.ए.पत्र - २/Annexure - I

१. मुद्रांक विधी नोंदवही अनु. क्रमांक - दिनांक  
(Serial No. / Date)

दस्तावा प्रकार  
(Nature of document)

२. दस्त नोंदणी करण्यर आहेत का?  
(Whether it is to be registered?)

४. मालक/संपत्तीधारक  
(Proprietor/Owner's Name)

मुद्रांक विक्रेता/उपक्रयकर्त्याचे नाव व स्वाक्षरी  
(Stamp Purchaser's Name & Signature)

हरो असावयाचा आहे/ये होय, नाही ये नाही  
(If through other person then Name, Address & Signature)

मुद्रांक्या देणाऱ्याचे नाव  
(Name of the donor party)

मुद्रांक मुद्रांक रक्कम  
(Stamp Duty Amount)

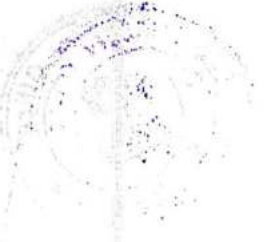
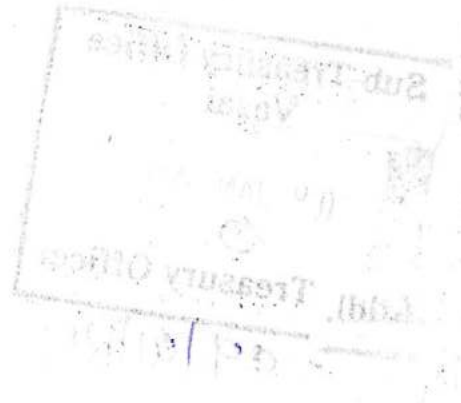
पत्ता/संपत्ती स्थान  
(Address/Property Location)

मुद्रांक विधीचे ठिकाण/पत्ता १२०२०१०, नालासोपारा

(ज्या कारणासाठी यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात याच स्थानकारक आहे.)

10/1/24

Atul Projects India Pvt Ltd



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.

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**Litigation Details**

Name of the court; Bombay High Court

Type of case: Suit

Plaintiff: Konarch Builders & Developers Pvt. Ltd.

Defendant: Sunderji Mulji & Ors.

Case Number: 1573

Year: 1992

Whether any preventive/injunction/interim order is passed? No.

Present status: Pre-Admission

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**Litigation Details**

Name of the court; Bombay High Court

Type of case: Suit

Plaintiff: Prabha Bhavan Kataria & Ors.

Defendant: Atul Projects India Pvt. Ltd.

Case Number: 58

Year: 2013

Whether any preventive/injunction/interim order is passed? Yes.

Present status: Pre-Admission

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**Litigation Details**

Name of the court; Bombay High Court

Type of case: Writ Petition

Plaintiff: Shri Arun Narayan Patil

Defendant: The Sub Divisional Officer MSD and others

Case Number: 3255

Year: 2020





Whether any preventive/injunction/interim order is passed? No.

Present status: Pre-Admission

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**Litigation Details**

Name of the court; Bombay High Court

Type of case: Notice of motion

Plaintiff: Umesh Shankar Rathod  
Kharvi

Defendant: Atul Projects India Limited  
and others

Case Number: 1430

Year: 2017

Whether any preventive/injunction/interim order is passed? No.

Present status: Pre-Admission

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3. That the time period within which the project shall be completed by me/promoter from the date of registration 31/12/2030

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



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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.

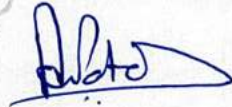
7. That I /the promoter shall take all the pending approvals on time, from the competent authorities.

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.

Mr. Atul Nathalal Patel



Deponent

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 Mumbai on this 01<sup>st</sup> Feb, 2024



Deponent



 30/1/24  
**RAM SAGAR K. KANOJIA**  
(B.A.LL.B.)  
ADVOCATE & NOTARY GOVT. OF INDIA  
REG No 15187