भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2019 ◑

AT 123438

विक्री.नं. 909 रूपये 500 दिनांक : 27/11/2019

श्री./सौ.: सुरेश देविदास पंचभाई

राहणार: धुळे

हस्ते - रमेश मोहीते

सही/अंगठा :

रविंद्र व्ही. खानदेशी
मुद्रांक विक्रेता, धुळे FORM 'B'
परवाना क्र.३/९०

22 NOV 2019

Stamp Head Clerk / ATO,
To the Treasury Office, Dhule.

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Suresh Devidas Panchbhai & Other 7** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization **Dated 13, December 2019** ;

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

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

LAXMAN F. LANDGE NOTARY GOVT. OF INDIA NASHIK 03-04-2021

1. That I / We **Mr. Parag Subhash Ahire** 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 **---NA---** 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/us promoter from the date of registration of project; **Proposed Date of Completion will be Date 31 December 2022.**

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 / We **Mr. Parag Subhash Ahire** 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 / We **Mr. Parag Subhash Ahire** the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ We **Mr. Parag Subhash Ahire** 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 / We **Mr. Parag Subhash Ahire** the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/ We **Mr. Parag Subhash Ahire** the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

11. Under General Power of Attorney Registration No. DLN-1-2319-2019 dated 03 June 2019 of **(1) Mr. Suresh Devidas Panchbhai (2) Mr. Madhukar Devidas Panchbhai (3) Mr. Chandrakant Devidas Panchbhai (4) Mr. Shashikant Devidas Panchbhai (5) Smt. Vasudha Vasant Panchbhai (6) Mr. Kishor Vasant Panchbhai (7) Mr. Vijay Vasant Panchbhai (8) Mrs. Sarita Suryakant Agnihotri** through Authorized Signatory is **Mr. Parag Subhash Ahire.**

Deponent
Mr. Parag Subhash Ahire
Dated 13, December 2019

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.

Deponent
Mr. Parag Subhash Ahire
Dated 13, December 2019

Verification

I/We (1) **Mr. Suresh Devidas Panchbhai** Aged **80** Yrs. PAN No. **BELPP4365P** & ADHAR No. **370900856672** Occupation Developee R/o **73, Jaihind Marathi School, Jaihind Colony, Deopur, Dhule. - 424002.**
(2) **Mr. Madhukar Devidas Panchbhai** Aged **76** Yrs. PAN No. **ADSPP0339G** & ADHAR No. **562695460559** Occupation Developee R/o **44-A, Swami Vivekanand Colony, Nr. Engineering College, Shirpur, Dhule. - 425405.**
(3) **Mr. Chandrakant Devidas Panchbhai** Aged **63** Yrs. PAN No. **ACMPP0278R** & ADHAR No. **678867834915** Occupation Developee R/o **Kasare, Sakhri, Dhule. - 424310.**
(4) **Mr. Shashikant Devidas Panchbhai** Aged **59** Yrs. PAN No. **ABTPP0498D** & ADHAR No. **281097008332** Occupation Developee R/o **Flat No. 07, A- Wing, Gurumukh Co. Op. Hsg. Soc., Birla College Road, Kalyan (W) Thane – 421301.**
(5) **Mrs. Vasudha Vasant Panchbhai** Aged **71** Yrs. PAN No. **BZSPP4071J** & ADHAR No. **780821534902** Occupation Developee R/o **73, Jaihind Marathi School, Jaihind Colony, Deopur, Dhule. - 424002.**
(6) **Mr. Kishor Vasant Panchbhai** Aged **49** Yrs. PAN No. **ACOPP3657L** & ADHAR No. **513582954619** Occupation Developee R/o **73, Jaihind Marathi School, Jaihind Colony, Deopur, Dhule. - 424002.**
(7) **Mr. Vijay Vasant Panchbhai** Aged **46** Yrs. PAN No. **BDLPP8120R** & ADHAR No. **815068879178** Occupation Developee R/o **73, Jaihind Marathi School, Jaihind Colony, Deopur, Dhule. - 424002.**
(8) **Mrs. Sarita Suryakant Agnihotri** Aged **50** Yrs. PAN No. **APYPA3497G** & ADHAR No. **486462950034** Occupation Developee R/o **403, Balaji Co. Op. Hsg. Soc., Chandan Nagar, Kharpada, Kalyan (W), Thane – 421301.**

Of **Mr. PARAG SUBHASH AHIRE** are jointly promote of the proposed project **"Gangadevi Padmashri Residency V "**, proposed on **Plot No. 73 Sr. No. 8 and 14/2 and City Sr. No. 4780/73** location of Mauje Deopur, Jaihind Colony, Nr. Jaihind Junior College, College Road, Deopur, Dhule 424002 duly authorized by the Promoter of the proposed project, do hereby solemnly declared that the above 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 Nashik on this day 13th day of December, 2019.

Under **General Power of Attorney Registration No. DLN-1-2319-2019 dated 03 June 2019** of (1) Mr. Suresh Devidas Panchbhai (2) Mr. Madhukar Devidas Panchbhai (3) Mr. Chandrakant Devidas Panchbhai (4) Mr. Shashikant Devidas Panchbhai (5) Smt. Vasudha Vasant Panchbhai (6) Mr. Kishor Vasant Panchbhai (7) Mr. Vijay Vasant Panchbhai (8) Mrs. Sarita Suryakant Agnihotri through **Authorized Signatory is Mr. Parag Subhash Ahire**

BEFORE ME
L. F. LANDGE
Advocate & Notary
Govt. of India
Stadium Complex, Building No. 2
M. G. Road, Nashik

1. _____ **Mr. Parag Subhash Ahire**
Deponent/s

IDENTIFIED-BY ME
9373008402

LAXMAN F. LANDGE
NOTARI
GOVT. OF INDIA
R.NO.1228
Valid upto
03-04-2021
NASHIK

Noted & Registered at Serial Number 10976
THIS DOCUMENT CONTAINS PAGES 2