भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2019 ◑ AT 123439

विक्री.नं. : 910 रूपये : 500 दिनांक : 27/11/2019

श्री./सौ.: श्रीमती सिता भिकन पाटिल

राहणार:

हस्ते -

सही/अंगठा :

रविंद्र व्ही. खानकरी
मुद्रांक विक्रेता,धुळे.
परवाना क्र.३/९०

22 NOV 2019

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

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **Mrs. Smita Bhikan Patil & Other 2** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization **Dated 15, 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 NASHIK

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 Development Agreement and General Power of Attorney Registration No. **DLN-1-45562019 dated 15 November 2019** of (1) **Mrs. Smita Bhikan Patil** (2) **Miss. Pratibha Bhikan Patil** known as **Mrs. Pratibha Tushar Kardile** post marriage name (3) **Mr. Mayur Bhikan Patil** through Authorized Signatory is **Mr. Parag Subhash Ahire.**

Deponent
Mr. Parag Subhash Ahire
Dated 15, 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 15, December 2019

Verification

I/We (1) **Mrs. Smita Bhikan Patil** Aged **55** Yrs. PAN No. **ACLPP8167A** & ADHAR No. **343111929612** Occupation Developee R/o **24, Rup Sadan, Sneh Nagar, Station Road, Dhule. - 424001.**
(2) **Miss. Pratibha Bhikan Patil** known as **Mrs. Pratibha Tusahr Kardile** post marriage name Occupation Developee R/o **KT2/5, Kingston upon Themes, Landon, United Kingdom,** through Authorized Signatory is **Mrs. Smita Bhikan Patil** with the Special Power of Attorney Registration No. DLN-2-664-2016 Dated 04/02/206
(3) **Mr. Mayur Bhikan Patil** Aged **36** Yrs. PAN No. **AQIPP3775F** & ADHAR No. **376073645574** Occupation Developee R/o **703, Violet, Dream City, Takli Road, Nashik – 422006.**

Of **Mr. PARAG SUBHASH AHIRE** are jointly promote of the proposed project **"Padmashri Residency VI "**, proposed on **Plot No. 24 Sr. No. 551/A/220/24** location of Mauje Dhule, Station Road, Dhule 424001 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.

Under **Development Agreement and General Power of Attorney Registration No. DLN-1-45562019 dated 15 November 2019** of (1) Mrs. Smita Bhikan Patil (2) Miss. Pratibha Bhikan Patil known as Mrs. Pratibha Tushar Kardile post marriage name (3) Mr. Mayur Bhikan Patil through **Authorized Signatory is Mr. Parag Subhash Ahire**

Verified by me at Nashik on this day 15th day of December, 2019.

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

BEFORE ME
L. F. LANDGE
Advocate & Notary
Govt. of India
dium Complex, Building No.2
M. G. Road. Nashik-1

THIS DOCUMENT CONTAINS PAGES
Noted & Registered at Serial Number

IDENTIFIED-BY ME

L. F. LANDGE
NOTARY
GOVT. OF INDIA
R. NO. 1228
Valid upto
-04-2021
SHIK