



महाराष्ट्र MAHARASHTRA

2016

RG 975834

मुद्रांक दि. 11 JUL 2017

गमाणित कसबा जालगाव

मुद्रांक-प्रमाण लिपिक
जळगाव.



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 Pushkar Prakash Nehete as a Partner of M/S REALTY SHAPERS office Address:- 9/185, Pushkaraj Complex, Dixitwadi Jalgaon Promoter of the ongoing project known as "PRAKASH ESTATES" situated at Plot No. 8 and Plot No.14 carved out from the S.No. 121-A, Jalgaon within the limits of Jalgaon Municipal Corporation Jalgaon

I, Pushkar Prakash Nehete as partner of M/s Realty Shapers, promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That I / promoter have / has a legal title Report to the land bearing Plot No. 8 and Plot No.14 carved out from the S.No. 121-A, Jalgaon within the limits of Jalgaon Municipal Corporation Jalgaon on which the development of the project is proposed and on going.

REALTY SHAPERS

PARTNER'S

जाहपत्र-२
 शाखा प्रमुख / व्यवस्थापक, पुणे
 व. डी. के. रेडिओ कम्पनी
 मिरा-वसिष्ठ
 पोस्टल कार्यालय
 मुंबई
 दुसऱ्या पत्रावरून प्राप्त झालेला
 हस्त लिखित पत्राचा मालक व प्राप्त
 पुत्रांचे शुल्क भरलेले
 पुत्रांचे विवरण नोंद घेतले आहे.
 ४५५० १५/०९/१६
 Shavdas
 विकत घेणाऱ्याची
 मदी/हस्ता मदी
 या कारणासाठी ज्यांनी पुत्रांचे हस्ता मदी त्यांनी त्या कारणासाठी
 यांचे हस्ता मदी केलेल्यापुत्रांचे हस्ता मदी यांचे हस्ता मदी.

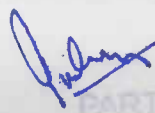
AND

- a. Legally valid authentication of title of such land along with an authenticate copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the project land as free from all encumbrances.
3. That the time period of within **12 months** which the project shall be completed by me/promoter from the date of registration of project;
4. For ongoing project on the date of commencement of the Act
 - (i) That Seventy percent of the amounts to be 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.

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.

REALTY SHAPERS


 PARTNERS

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.
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 may be.

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 **Jalgaon**

on this **15th July**

day of 2017.



REALTY SHAPERS

PARTNER/S

Deponent



12681707150005676056

Affidavit No :

1749939661268101387975

Applicant Name : **Pushkar Prakash
Nehete**

Tehsil Name : **Jalgaon**

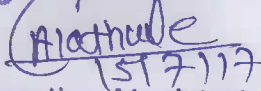


Date : **15/07/2017**

Signed and Sworn before by **Mr. Pushkar Prakash Nehete** who is personally known to me or who has been identified by Shri / Smt / Kumari **Dhananjay Patil** whose signature is hereby appended.

Signature Of Identifier
Dhananjay Patil

Executive Magistrate
Jalgaon
Date : **15/07/2017**

Signed before me

15/7/17
Executive Magistrate
Jalgaon