भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

MAHARASHTRA ◐ 2018 ◐ TZ 843392

अ.न 1089

दिनांक-14/11/2018

मुद्रांक शुल्क रुपये ..... अक्षरी रुपये .....

श्री/श्रीमती सुनील रामनारायण मंत्री

राहणार जळगाव श्री पंकज पाटील

राहणार .....

रु. 100 यांचे हस्ते एकूण मुद्रांक शुल्क सदर होणेसाठी हा मुद्रांक दिला आहे.

मुद्रांक जिल्हा कोषागार, जळगांव दि. / रोखी विक्री गणित करण्यात आलेला आहे

मुद्राक प्रमुख लिपीक जळगांव

मुद्रांक घेणाऱ्याची सही

परवाना धारक मुद्रांक विक्रेता
श्री.राजेंद्र बुधोजी बारी,ला.नं.७
१६/२/९० सन १९९०,जळगाव
M.N.9763376127

NOTARY ADVOCATE Pushpa M.Pilay Dist.Jalgaon(M.S.) Reg.No.398 Expiry Date 20/09/2021 OF MAHARASHTRA

3 NOV 2018

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 Mr./~~Ms~~. SUNIL RAMNARAYAN MANTRI Proprietor Of SUNIL R. MANTI GROUP of "Saraswati Bhawan" 173, Navi Peth,JALGAON MAHARASHTRA – 425201 promoter of the proposed project / ~~duly authorized by the promoter of the proposed project having its register office at , vide its/his/their authorization dated NA~~.

I, SUNIL RAMNARAYAN MANTRI promoter of the proposed project / duly authorized by the 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 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 are set out in Annexure – A hereto.~~

3. That the time period within which the project shall be completed by me/~~promoter~~ from the date of registration of project on or before 30/06/2022;

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 / ~~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.

Deponent

Verification

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

Verified by me at JALGAON on this Wednesday, ~~09~~ 18th January 2019

Deponent

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

NOTARY ADVOCATE Pushpa M.Pilay Dist.Jalgaon(M.S.) Reg.No.398 Expiry Date 09/2021

Verified and Solemnly Affirmed Before Me

Verified and Solemnly Affirmed Before Me

Signed Before Me

Mrs. P.M. PILAY

NOTARY MAHARASHTRA STATE JALGAON.DIST JALGAON

Noted and Registered at Sr.No. 91 on date

18 JAN 2019