



महाराष्ट्र MAHARASHTRA

2016

RL 811545

सौ. एस. एम. मिरानि,
मुद्रांक विक्रेता, कॅम्प,
अमरावती 4/९७३-९७



३५९९
२९/०७/२०१७
एस नवीन बिहडस
रा जम
ह सौ. एस. एम. मिरानि



FORM 'B'

(See Rule 3(6))

DECLARATION SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Notary

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Navinkumar Parasmalji Jain (Chrodia), Aged 51 years, R/o-Sakkarsath, Amravati, Partner of M/s S. Navin Builders, (Promoter of the Ongoing Project "Venus Heights"), duly authorized by the Promoter of the Proposed Project, vide its authorization dated 27/07/2017;

I, Navinkumar Parasmalji Jain (Chrodia), duly authorized by the Promoters of the Ongoing Project do hereby solemnly declare, undertake and state as under :-

N. V. KOLHATKAR
NOTARY & ADVOCATE FC
MAHARASHTRA STATE, INDIA

REGD. No. 2847

1. That promoters have legal title report to the land on which the development of the project is proposed and a legally valid authentication of title of such land is enclosed herewith.
2. That the project land is free from all encumbrances and there is no any litigation pending related to any right, title, interest before the court of law ;
3. That the promoters shall complete the said project on or before 31/12/2018.
4. I) That seventy percent of amounts to be realized hereinafter by the promoter of the for the abovementioned 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 amounts to be realized hereinafter by 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, if 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 That the amounts from the separate account shall be withdrawn in accordance with Rules 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017.
6. That the promoter shall get the accounts audited within six months after the end of the 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 utilized for the projects and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That 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 the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building , as the case may be.



Notary
[Signature]
N. V. KOLHATKAR
NOTARY & ADVOCATE FC
MAHARASHTRA STATE, INDIA
REGD. No. 2940

VERIFICATION

I, Navinkumar Parasmalji Jain (Chordia), Aged 51 years, R/o- Sakkarsath, Amravati, Partner of M/s S. Navin Builders, (Promoter of the Ongoing Project "Venus Heights"), duly authorized by the Promoter of the Proposed Project, vide its authorization dated 27/07/2017, do hereby solemnly declare that the above contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Amravati on this 30th Day of July 2017.

Navin L. Jain

Deponent



I do swear in the name of god
Solemnly Affirm That
This is my name and signature or
(Marks) and that the contents of
this affidavit are true and correct.

Navin L. Jain
Sign of Deponent

[Signature]
Sign of Notary

ATTESTED THE SIGNATURE OF THE
EXECUTANT AND NOT RESPONSIBLE
FOR THE CONTENTS

N.R.S. No. 85321 Date 30.7.17
2017

Notary

