भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2016 ◑ 19 JUL 2017 RH 508254

25 JUL 2017

Signature

TREASURY OFFICER NANDED

Manp Head Clerk
Vendor

NOTARY * INDIA * GOVERNMENT OF

SHARAN KAUR CHAHAL Mob 9422 70737 DHANORA Road, 7509

M/S. MS. DEVELOERS

Declaration for Draft of Agreement for sale and Allotment letter

We, M/s. MS. DEVELOPERS have been involved in the development of the project, (Apurv Plaza), which is the project applied for registration under RERA The promoter intends to construct 1 building having parking, plus 4 number of floors comprising of 35 shops, 10 office, 16 number of apartment number of Apartments, utilizing and consuming the floor area Ratio/floor space index ( ) to the extend disclosed in the said form on the land bearing S No Plot No. 1,2,3,4(pt), 7(pt), 8,9,10. Out of a larger layout an area of 1107.84 Mtrs situated in Village Taroda taluka Nanded Dist. Nanded

The Promoter shall be entering into written agreement(s) for sale with the prospective allottee(s) for the purpose of allotment of the apartments in the building of the said project as is required under the provisions of the Real Estate (Regulation and Development Act), 2016 (RERA). The agreement for sale shall specify the particulars of development of the project including the construction of building and apartments along with specifications and development works, the dates and the manner by which payments towards the cost of the apartment is to be made by the allottee(s), the date on which the possession of the apartment is to be handed over, the rates of interest payable to and by the promoter to or by the allottee in case of default and such other particulars as have been prescribed under RERA and the mahaRERA rules 2017

M/s. M. S. Developers

The promoter hereby declares that the terms and conditions to be put in the said agreement shall be in conformity with RERA & MAHARASHTRA rules and that the broader terms and conditions as per RERA AND MAHARERA shall be included in the preparation for draft of agreement for sale and allotment letter. We shall upload them as soon as they are ready.

For

M/s. M. S. Developers

Authorized Signatory

Partner

29 JUL 2017

BEFORE ME

29.07.17

NOTARY
SHARAN KAUR CHAHEL
Advocate
Nanded Dist.
R.No.7509
GOVERNMENT OF INDIA

SHARAN KAUR CHAHEL
ADVOCATE & NOTARY
Mob.9422170781
Apptd.by Govt.of India-Nanded

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25 JUL 2017

Signature

Notary Public Nanded

NOTARY GOVERNMENT OF INDIA Mob. 9422170781 Dist. Nanded Regd. 7909

FORM B

DECLARATION

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Santosh Madhavrao Patne Promoter of the proposed project/duly authorized by the promoter of the proposed project, vide Its/his/their authorization dated.

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

1. I have a legal title Report to the land on which the development

M/s. M. S. Developers

Partner

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.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project:

(b) for ongoing project on the date of commencement of the act

(i) That entire of the amounts to be realized 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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I shall take all the pending approvals on time. Form the competent authorities.

8. That I 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 have furnished such other documents as have been prescribed by the rules and regulations made under that act.

10. that I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building , as the case may be.

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

M/s. M. S. Developers

Deponent

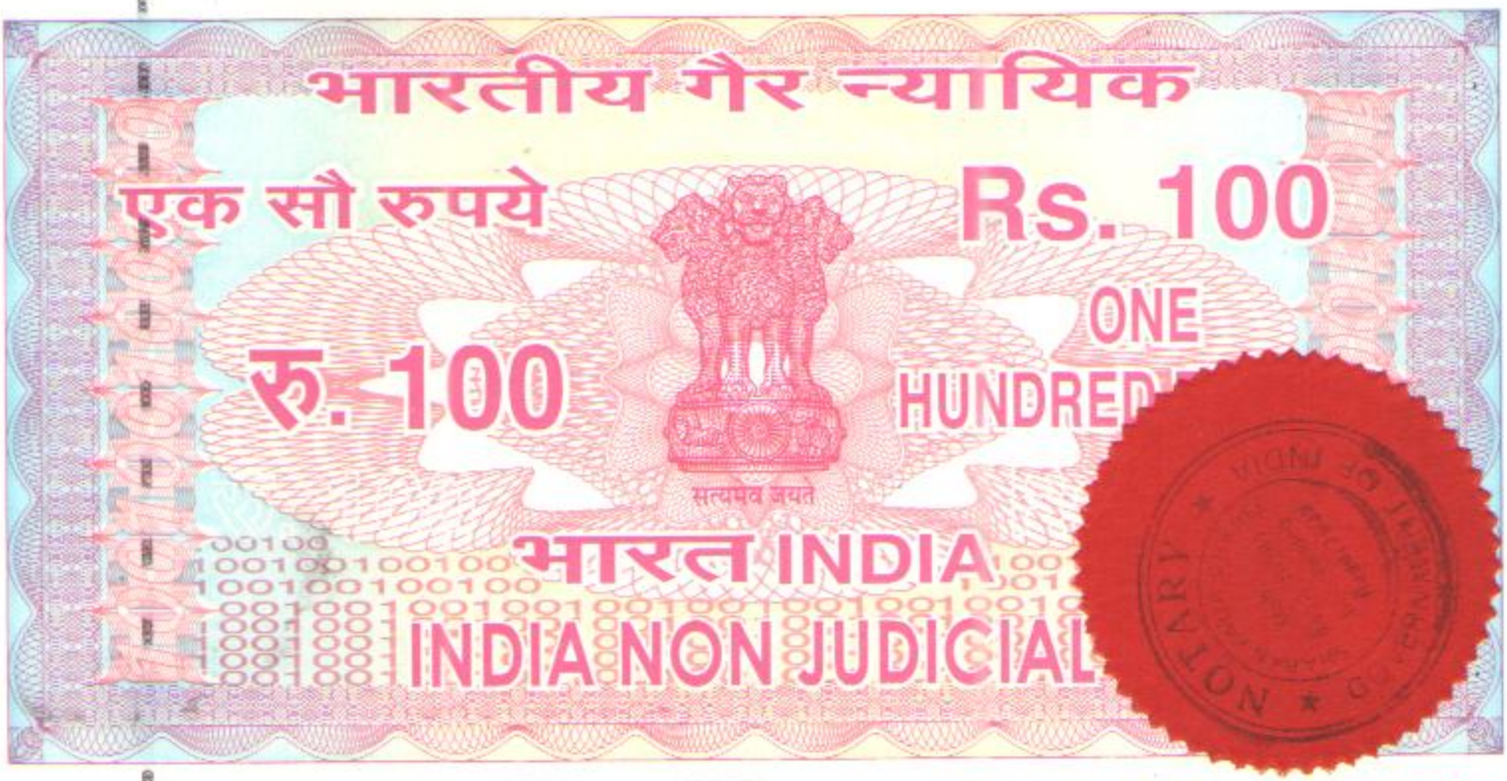
Partner

29 JUL 2017

BEFORE ME

SHARAN KAUR CHAHEL
ADVOCATE & NOTARY
Mob.9422170781
Apptd.by Govt.of India-Nanded.

Advocate Nanded Dist. R.No.7509



महाराष्ट्र MAHARASHTRA ◑ 2016 ◑ 19 JUL 2017 RH 508253

467 25 JUL 2017

Signature

[illegible]

[illegible]

Stamp Head Clerk

TO WHOMSOEVER IT MAY CONCERN

Development of Apurv Plaza on S.NO.Plot No. 1,2,3,4(pt), 7(pt), 8,9,10.
Taluka :- Nanded Village :-Taroda (kh) Nanded

We, M/s. M.S.DEVELOPERS, Having undertaken the Real Estate Project on the said land, have made an application of registration of the Real Estate Project under the Real Estate (Regulation and Development) Act, 2016 and the Maharashtra real Estate (Regulation and Development)(Regulation of real estate projects, registration of real estate agents, rates of interest ad disclosures on website) Rules, 2017 (Collectively "The Act"). We do hereby confirm, declare and undertake the following :

a. We shall not be issuing allotment letter to allottees for purchase of premises in the Real Estate Project. However, we shall have Application/Booking forms duly filled and signed by the Allottees for our record.
b. We are in the process of preparing the Agreement for sale as per in Act and shall upload the same on the MahaRERA website shortly.

29 JUL 2017

BEFORE ME

NOTARY SHARAN KAUR CHAHEL Advocate Nanded Dist. R.No.7509

SHARAN KAUR CHAHEL

For

M/s. M. S. Developers
Authorised Signatory

Partner