भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2016 ◑ RM 590825

अ.क्र. 1281/5 किंमत 100 दिनांक 20/07/2017

कोणाकरीता Shri Ram Venture तर्फे भागीदार Ashutosh Navandar

हस्ते

मुद्रांक विक्रेता
सतीश आर. शिनकर
उस्मानपुरा, औरंगाबाद. फोन: २३५९६४७
परवाना क्रं. 3101069

जिल्हा दुय्यम निबंधक कार्यालय औरंगाबाद
13 JUL 2017
मुद्रांक शुल्क विभाग म.रा.औरंगाबाद

C.V. JADHAV ★ NOTARY GOVT OF INDIA 6890 ★ AURANGABAD (M.S.)

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration Affidavit cum Declaration of **M/s. Vision Ventures** A partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at 19, Netra residency, Osmanpura, Aurangabad, (PAN AAOFV1964E), represented by its authorised Partner 1. Mr. Ashutosh Shivnathji Navandar, Age.: 48 yrs, Occ. : Business R/o.: 14, Bansilal Nagar, Aurangabad. Mr. Vikas Kashinath Navandar Age.: 58 yrs, Occ. : Business R/o.: "Do-Mitra" Behind Hotel, Nandanwan, Aurangabad, we are Owners/Builders ongoing project authorised parts of the registered partners of firm.

We are Owners/Builders of on going housing project and we are the authorised partner of M/s. Vision venture on the property Plot no. 30 CTS

फक्त प्रतिज्ञापत्रासाठी / Annexure-I

मुद्रांक विक्री नोंदवही अनु.क्रमांक 13815 /दिनांक 20-11-12

मुद्रांक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही

उस्मानपुरा, औरंगाबाद

परवानाधारक विक्रेत्याचे सही ---------- परवाना क्र. ३१०१०६९

तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता-उस्मानपुरा, औरंगाबाद.

C.V.J. NOT GOV INL 68 AURANGAB

no. 15840/90 admeasuring 680.2 Sq.Mt. and Plot no. 31 CTS no. 15844/91 admeasuring 200.4 Sq.Mt., Sheet no. 289 and 292 Situated at Village Garkheda, Aurangabad. do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the Property on which the development of the project is going on and a legally valid authentication of title of such property and we are absolute owners and possessor of free hold property.

2. That the said property is free from all encumbrances.

3. That the time period within which we shall complete the project on or before 31-12-2019.

4. That seventy per cent of the amounts realised by us 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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That we shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the same project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That we already obtaining all the s required sanctions, if any thing remain or required to obtain we will obtained from the competent authorities.

9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That we Owners/Builders shall not discriminate against any allottee at the time of allotment of any flat, as the case may be, on any grounds.

Deponents

Mr. Ashutosh Shivnathji Navandar

Mr. Vikas Kashinath Navandar

C.V. JADHAV NOTARY GOVT OF INDIA 6890 AURANGABAD (M.S.)

VERIFICATION

e contents of our above Affidavit cum Declaration are true and correct and we have concealed nothing material therefrom. Verified by me at 20th on this July day of 2017.

Deponents

Mr. Ashutosh Shivnathji Navandar

Mr. Vikas Kashinath Navandar

BEFORE ME

Chandrashekhar Vishwanathrao Jadhav
Advocate & Notary, Govt of India
Regd. No. 6890