भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2016 ◑ RP 660343

19 JUL 2017

मुद्रांक प्रमुख लिपीक

अ.क्र. 17656 दिनांक 21 JUL 2017 श्री. वाय. डी. राठोड

हस्ते मुद्रांक परवाना क्रमांक

कोणकरिता 3101048

औरंगाबाद

21 JUL 2017

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. PALMS REALTY promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 24/07/2017 ;

I, RAVINDER SINGH JASWANT SINGH JOHAR PARTNER PALMS REALTY promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

SINDHU JETHE Advocate & Notary NOTARIAL

(01)

1. That Palms Realty 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 we are constructing a project namely Royal Palms on the said land. We intend to develop 8 buildings namely A1.A2,A3,A4,A5,A6,A7,B1 type of the buildings on the said LAND of which we have hereby applied for granting of registration for the 4 buildings namely A1,A2,A3,A4 along with open space on the said land which would Phase 1 of this project . We intend to use FSI area of 3214.72 sq mtrs for the applied phase 1 of our project Royal Palms. The remaining available FSI will be used to construct remaining buildings in different phases .

3. That the project land is free from all encumbrances.

4. That the time period within which the project shall be completed by me/promoter from the date of registration of project is 30th June 2018.

5. (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.

6. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

7. 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.

8. That I /the promoter shall take all the pending approvals on time, from the competent authorities.

9. 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.

10. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. 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.

12. That the promoter is a partnership firm consisting of following partners

1. Shri Ravinder Singh Jaswant Singh Johar
2. Shri Ravinder Singh Khushbir Singh Bindra
3. Gangamai Heights Pvt. Ltd.
   through its Managing Director
   Shri Ranjeet Padmakar Mulay. Since there is no provision to update the details of company as a partner in the registration form of Maharera we have provide the AAdhar card details of Director Mr. Ranjeet P.Mulay as the column needs to be compulsiary filled for the registration in Maharera website . Also in partner details of registration form we have mentioned the address and Pan Card details of the company. Copy of Certificate of partnership Firm Registration is also attached herewith.

Deponent
FOR PALMS REALTY

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 on this day of.

Deponent
FOR PALMS REALTY

Abhay Sontakke

IDENTIFIED BY

BEFORE ME
25/7/2017
ADV.SINDHU JETHE
Notary Central Govt.
Regd. No. 9023
Ramkoon, Vrindavan Colony,
Satara Parisar,Aurangabad (M.S.)

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SINDHU JETHE
Advocate & Notary
Govt. of India
Regd.No.9023
Satara Parisar,
Aurangabad
(M.S.)

SINDHU JETHE
Regd.No.9023
Satara Parisar,
Aurangabad
(M.S.)

NOTARY
GOVT. OF INDIA

(03)