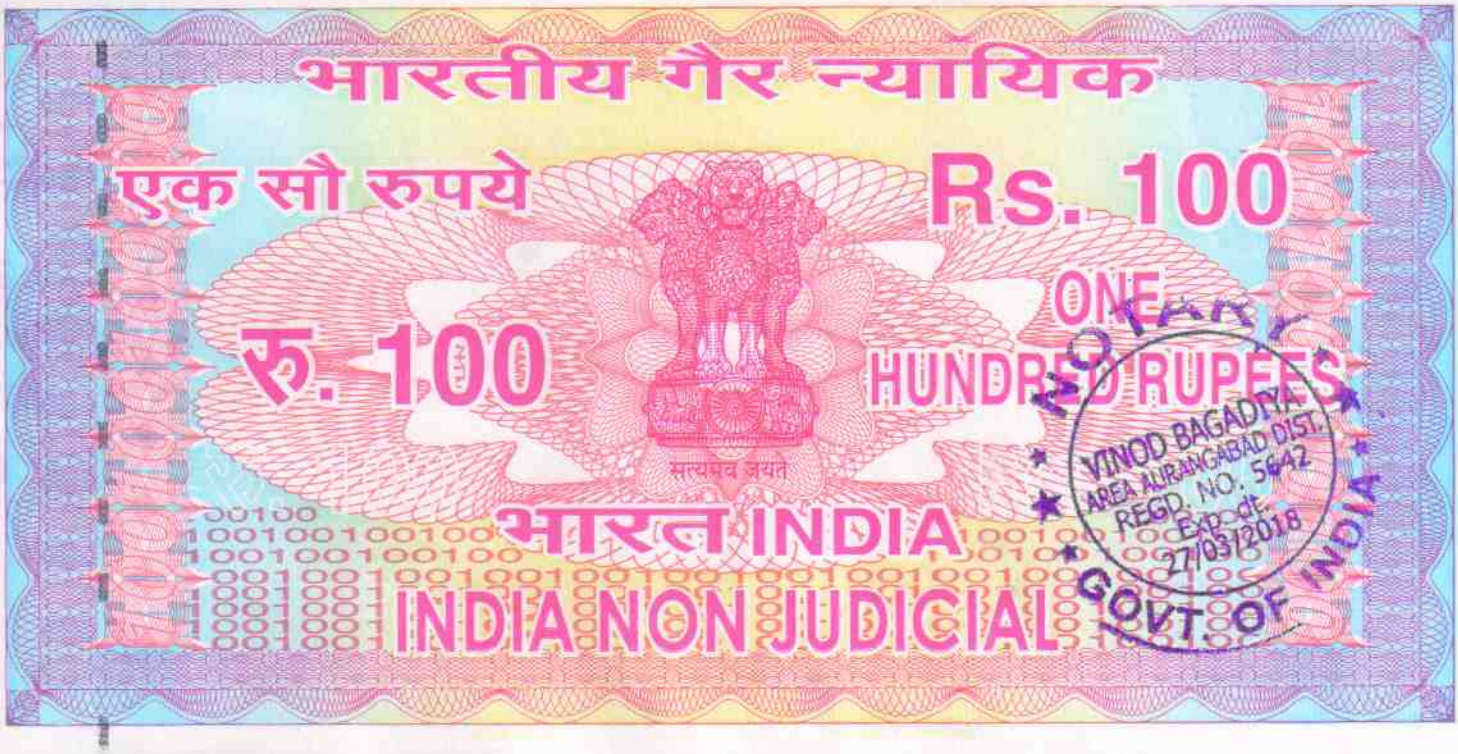


महाराष्ट्र MAHARASHTRA ◑ 2016 ◑ RN 304330

जिल्हा कार्यालय औरंगाबाद
क्रमांक 6227 दिनांक 100 दिनांक 26.7.2017
13 JUL 2017
कोणाकरिता विकास डेव्हलपर्स (प्रो. विकास चौधरी)
घेणाऱ्याचे नांव अभिषेक राजकर
मुद्रांक प्रमुख वि. स.को.न्या. औरंगाबाद

सौ. रजनी खंडाळकर
स्टॅम्प वेंडर
३८, भाग्य नगर, औरंगाबाद
LIC No. 3101036, Ph. 2330792

FORM 'B'
See rule 3 (6)
Affidavit cum Declaration

I, Shri. Vikas L.Chaudhary, Age 49 Years ,Occupation : Business, residing at Plot No. 78, Vedant Nagar, Aurangabad 431001 the proprietor of M/s Vikas Developers, a proprietorship firm so hereby solemnly declare, undertake and state as under:

1. I say that the promoter i.e. M/s Vikas Developers is entitled to construct the Building on the Plots of land bearing Gut no. 103 Part area aggregatelyplot area 3075.00squaremeterfor Sai Nakshatra Building A & B Phasel,situated at Gut No.103 part,Nakshatrawadi, Taluka & Dist. Aurangabad 431136 (Herein after referred to as the said land). I enclosed the authenticated copy of the title Certificate of AdvocateAnand P. Umrikar dated 28/07/2015 along with the copies of agreements between such owner and promoter mentioned in title report for development of the real Estate project with Annexure 'A' herewith .



2. I say that, we are constructing a project namely 'SAINAKSHATRA'on the said land. We intend to develop Two Projects namely SAI NAKSHATRA BUILDING A & B Phase – I &SAI NAKSHATRA BUILDING C Phase – II, on the said land out of which we here by apply the grant of registration of our real estate project for One Phase i.e. SAI NAKSHATRA BUILDING A & B PHASE– 1 comprising 2 buildings A &B with proportionate Open Space (here in after referred as SAI NAKSHATRA BUILDING A & B Phasel) on the said land with a carpet area of5090.96 square Meters for Phase – I of which area of land to be developed as phase of the real estate project is 3075 Square Meters. Open Space for SAI NAKSHATRA BUILDING A & B Phasel is 307.50 Sq. Meters..

3. I said that we have not availed any loan for any construction finance by mortgaging the said land.

4. I say that the time period within which project shall be completed by the promoter by 31-12-2019.

5. I further Declare and undertake the Seventy percent of amount to be realized hereinafter by me 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. I say and declare that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017.

7. I say and declare that I shall get the accounts audited within six months after the every financial year by a 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. I say and declare that I shall take all the pending approvals on time, from the competent authorities.

9. I say and declare 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.

10. I say and declare that I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. I confirm the content of the Annexure "A" and same may be treated as part and parcel of this affidavit cum undertaking.

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

13. I say and declare that I am executing this affidavit cum declaration in support of our application for registration of our project i.e. Sai Nakshatra Building A &B Phase 1.

Deponent

Verification

I, Shri. Vikas L.Chaudhary, Age 49 Years , Occupation : Business, residing at Plot No. 78, Vedant Nagar, Aurangabad 431001 the proprietor of M/s Vikas Developers, a promoter of the Proposed Project Known as 'Sai Nakshatra Building A & B PhaseI', do hereby solemnly declare that the content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Aurangabad on this

Deponent

BEFORE ME

VINOD BAGADIYA
NOTARY GOVT OF INDIA
AURANGABAD
R No 5642

ADV VINOD BAGADIYA
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