AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. Pratraj Developers Pvt. Ltd.A Company incorporated and registered under Indian Companies Act 1956 having Reg. no. _____ dated _____ and having its principal place of business at AtAjinkya Bungalow, Bhagyanagar, Jalna (PAN NO. _____ _____)Through its Director and authorised Signatory as per board resolution dated _____ no. _____ Mr. _____ , Age.: _____ years, occ.: _____, R/o.: _____. **PAN No**. _____ AADHAR no. _____ are the Developer/Builder and Mr. NaryanJanardhanGawande and Mr. SudhakarShankarraoChimaneare the Lessee and they have leasehold rights, they are entered in to Development Agreement with our company and thereby given development rights, therefore we are having Development Rightsin respect of ongoing project authorised director of company, do hereby solemnly declare, undertake and state as under:

1. That Plot lessee having Clear and legal lease hold rights and we have Development rights 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 possessors 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 projecton or before _____.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 weOwners/Builders shall not discriminate against any allottee at the time of allotment of any flat, as the case may be, on any grounds.

11. That we have already executed and duly registered Deed of Declaration U/s. 2-A of Maharashtra Apartment Ownership Act 1970 and we further agreed and confirmed we will abide all the directions and norms Real Estate (Regulation and Development) Act, 2016.

Deponent

Mr

M/s. Pratraj Developers Pvt.

VERIFICATION

The contents of our above Affidavit cum Declaration are true and correct and we have concealed nothing material therefrom. Verified by me at 27th on this July day of 2017.

Deponent

Mr.

M/s. Pratraj Developers Pvt.

CERTIFICATE OF ENCUMBRANCES

I the under signed authorized director and authorized signatory of M/s. Pratraj Developers Pvt. Ltd. A Company incorporated and registered under Indian Companies Act 1956 having Reg. no. _____ dated _____ and having its principal place of business at AtAjinkya Bungalow, Bhagyanagar, Jalna (PAN NO. _____ _____)Through its Director and authorised Signatory as per board resolution dated _____ no. _____ Mr. _____ , Age.: _____ years, occ.: _____, R/o.: _____. **PAN No**. _____ AADHAR no. _____hereby declared and certified that Mr. NaryanJanardhanGawande and Mr. SudhakarShankarraoChimaneare the absolute Lessee and possessors of the property and they entered in to Development Agreement and thereby by granted Development rights in respect of Property Plot no. 454 and 455 admeasuring 1573.00 Sq.Mt. Situated at Sector G.C.-I, Nagar-I of Village Tisgoan Forming part of Land Gut no. 174 (Pt), Situated Village TisgoanTq. Aurangabad, within the local limits of CIDCOon which our housing project name and Styled **INDRADHANU_A** is going on. We already obtained all the necessary sanctions from competent authorities, in this project we will construct total one residential buildingin which **48 Flats, in which permission for 32 Flats granted and permission for 16 Flats awaited.**

We further declared and confirmed that we have not takenany project loan orMortgage the property under Development, we have not obtained anyloan from any financial institution or bank or private person and our property is free from all types of encumbrances.

Date :-28.07.2017

Mr_____ For

M/s. Pratraj Developers Pvt.

ALLOTMENT LETTER

Date: __/__/_____

To,
Mr./Mrs.
R/o.
PAN No.
AAdhar no.
Mobile no.

Sub: Allotment of Flat No. _____on _____Floor.

Dear Sir/Madam

This is to confirm that the initial payment of Rs. _____/- (Rs. _____ only) by chequeno. _____ dated _____ bank name _____, out of total considerationamount of Rs. _____/- (Rs. _____ only) is being received from you againstFlat No._____on _____ floor at our site "_____" situated At _____. The terms and conditions of booking of the unit are defined asper agreement of sale. All the terms and conditions will be binding on the customer as peragreement of sale.

Following are the details of the charges that will be payable by you in addition to the abovementioned charges.
Other Charges :-
1. Maintenance charges: One time maintenance of Rs. _____ /- (Rs. _____ only)and building maintenance Rs. _____ /- (towards first year maintenance of building only).
2. Infrastructure charges of lump sum Rs. _____/- (Rs. _____ only) against theMSEDCL, Water, Documentation Fees, ETC.
3. Stamp Duty, Registration Charges, GST and any other taxes charged extra applicable fromtime to time.

We hereby congratulate and thank you for being the part of the. **PRATRAJDEVELOPERS** PVT. LTD Welcometo the group.
Regards

Mr. _____ For
M/s. Pratraj Developers Pvt.

Disclaimer:- Price list, above charges and payment plan can be changed without notice, and at the sole discretion of the company.