



महाराष्ट्र MAHARASHTRA

2016

23 JUN 2017

अ.क्र 797 दिनांक

27 JUN 2017

हस्ते चेतन रामदास लावरे
कोणासाठी सॅफ्रॉन असोसिएट

RM 690228

V.A.B. Bhatia

विनीव ए.बत्तीसे

मुद्रांक विक्रेता

छावणी, औरंगाबाद

परवाना क्र. 3101000

From 'B'

[See rule3 (6)]

Affidavit cum Declaration

We, Anil Popatlal Munot, Age 50 Years, Occupation: Business, and Mahesh Vithalrao Labhshetwar Age 43 Years and Rajesh Baliram Vargantwar Age 50 Years Partners of M/s Saffron Associates, a Registered Partnership Firm having Registered Office at Shop no. 14/15, Lower level, City pride, Mondha Naka, Jalna road, AURANGABAD - 431001 (here in after referred to as the said FIRM) do here by solemnly declare, undertake and State as under:

For SAFFRON ASSOCIATES

PARTNER

PARTNER

1. We state that the promoter i.e. M/s Saffron Associates is entitled to Construct the Residential / Commercial Project on the plot of land bearing Survey no. 57/P, village Satara area aggregately admeasuring 27195.00 Square Meters situated at , Survey no. 57/P, village Satara Beed bypass Road, Aurangabad - 431010 (Here in after referred to as the said land). We enclosed the authenticated Copy of the title Certificate of Adv Vinod E Navhate dated 05/06/2017 for development of the Real Estate project. We state that we are constructing three projects namely SAFFRON TRANQUIL LANDSCAPES, SAFFRON LANDSCAPES, SAFFRON LANDMARKS on the said land. M/s Saffron Associates own total land Area admeasuring 27195.00 Square Meters wherein available potential FSI is 62863.00 Square Meters and Sanctioned FSI is 29363.00 Square Meters. we intend to develop the project in three Phases on the said land out of which we here by apply for grant of registration of our real estate project for SAFFRON LANDSCAPES with proportionate Open Space and club house (here in after referred as Project SAFFRON LANDSCAPES) on the said land with proposed carpet area of the Project under registration is 20561.28 Square Meters. We are proposed two Club House i.e. D1 D2 and D3 building consisting Carpet Area of 300.00 Square Meters and 70 Square Meters, Plot area of two Club House is 2020 Square Meters and 730.00 Square Meters and which is proposed to be handed over to Apex Body of Project SAFFRON TRANQUIL LANDSCAPES and SAFFRON LANDSCAPES. Area of land to be developed as phase of the real estate project is 8078.00 Square Meters for project SAFFRON LANDSCAPES. Open Space for Project SAFFRON LANDSCAPES is 1361.00 Square Meters. We further declare that Process for Sanction of Revised Plan is under process and wherein number of units or Types of unit may vary compared to sanctioned plan, however total proposed carpet area will remain 48157.27 Square Meters. The revised plan and permission of Municipal Corporation shall be submitted with RERA Authority within 7 days after getting revised permission from respective authority.

2. We state that the land bearing Survey no. 57/P, village Satara area aggregately admeasuring 27195.00 Square Meters situated at, Survey no. 57/P, village Satara Beed bypass Road, Aurangabad - 431010 is mortgaged to State Bank of India Industrial Finance Branch for Overdraft Facility of Rs. 8.00 Crs.

3. We state that the time period within which project shall be completed by the promoter by 31st July 2024.

4. We further Declare and undertake the seventy percent amount to realize here in after by us/promoter for the real estate project from the allotter, 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 land cost and shall be use only for that purpose.

For SAFFRON ASSOCIATES

Anish Phoskar
PARTNER

Mahesh Phoskar
PARTNER

F. Sargantman

5. We state 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.
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. We state and Declare the promoter shall get accounts audited within Six months after the end of every financial year by Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such Chartered Accountant in practice, and shall produce statement of account duly certified and signed by such chartered Accountant, in practice 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.
8. We state and declare that the promoter shall take all the pending approvals on time, from the competent authorities.
9. We say and declare that the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. We say and declare that promoter shall not discriminate against any allotted at the time of allotment of any apartment.

For SAFFRON ASSOCIATES

PARTNER

PARTNER

Verification

Deponent

We, Anil Popatlal Munot, Age 50 Years, Occupation: Business, and Mahesh Vithalrao Labhshetwar Age 43 Years and Rajesh Baliram Vargantwar Age 50 Years Partners of M/s Saffron Associates, a Registered Partnership Firm having Registered Office at Shop no. 14/15, Lower level, City pride, Mondha Naka, Jalna road, AURANGABAD - 431001 promoters of the proposed Project known as "SAFFRON LANDSCAPES", duly Authorized by the promoter of the proposed project, do hereby solemnly declare that the contents of my above affidavit cum declaration are true and correct and nothing material has been concealed.

Verified by me at Aurangabad on this day

For SAFFRON ASSOCIATES

PARTNER

PARTNER

Deponent

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BEFORE ME

SYED S. ALI
NOTARY GOVT. OF INDIA
AURANGABAD
R.No. 4032 M. 9923280499