भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

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PZ 914497

जिल्हा दुय्यम निबंधक कार्यालय औरंगाबाद

14 AUG 2017

मुद्रांक प्रमुख लिपीक
दु.नि.को.अ.औरंगाबाद.

अ.क दि. 16/08/17 किमत 100/-

इस्ते Baburao Punjaram Thange

कांणाकरिता

अनंत. एस. चांगडे
मुद्रांक विक्रेता
प.क्रं. :-ABD - 3101044
सिडको, औरंगाबाद.

NOTARY OF INDIA
S.P. DOUND
AREA AURANGABAD & BEED DISTRICT'S
Reg. No. 3435
Expiry Dt. 18-5-2021
NOTARIAL

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AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s. THANGE CONSTRUCTION**, A Promoter and having its principal place of business at **Gut No.52, Ranjangaon Road, Bidkin, Tq. Paithan, Dist.Aurangabad**, I **Mr. Baburao Punjaram Thange** a promoter of **M/S THANGE CONSTRUCTION,** promoter of the **Sambhaji Residency Project**, do hereby solemnly declare, undertake and state as under:

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

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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 **01/05/2019**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 required sanctions, if anything 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 row house, as the case may be, on any grounds.

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& BEED DISTRICT'S
Reg No. 3435
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15-5-2021
OF INDIA

11. That we will execute 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. Baburao Punjaram Thange
Promoter of M/s. Thange Construction,

VERIFICATION

The contents of our above Affidavit cum Declaration are true and correct and we have concealed nothing material therefrom. Verified by me at Aurangabad on this **16th day of August 2017.**

Deponent

Mr. Baburao Punjaram Thange
Promoter of M/s. Thange Construction

IDENTIFIED BY
Shri Smt. ____
R/o ____

AFFIDAVIT

Solemnly affirmed before me
by Shri / Smt. Baburao Punjaram Thange
R/o Didhan
Tq. Paithan Dist. Aurangabad
Who identified by Dattu Singare
Whom He/ She is personally Known

NOTARY
S.P.DOUND
AREA
AURANGABAD &
BEED DISTRICT'S
Reg. No. 3435
GOVT. OF INDIA

NOTED & REGISTERED
AT Sr No. 22449/2017
THIS DOCUMENT CONTAINS
03 PAGES

BEFORE ME

SUNIL PANDITRAO DOUND
B.A., LL.B
Advocate Notary Govt. of India
AREA-AURANGABAD & BEED DIST'S
(0240)-2481952 (M)9371003334
Reg. No. 3435

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