



महाराष्ट्र MAHARASHTRA किमत 1000 2016 15114472
अ.क. 32832
कोणाकरीता मनेज 40010011
हस्ते 15/12/2017 15/12/2017
मुद्रांक विक्रेता
सतीश आर. शिंदेकर
उस्मानपुरा, औरंगाबाद. फोन: 23496840
परवाना क्र. 3101069
RM 152863
05 DEC 2017
मुद्रांक प्रमुख लिपीक
को.अ.



FORM 'B'

[See Rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of the "M/s. Shanti Nagar" (AOP), through its Manager – Mr. Manoj Pannalal Jain, Aurangabad. 431001, promoter of the proposed project "Shanti Nagar (AOP)" situated on the Gut No. 26 (P), at Golwadi Tq. & Dist. Aurangabad, do hereby solemnly declare, undertake and state as under :

- 
1. That promoter has a legal title Report to the land on which the development of the project is proposed

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 the project land is free from all encumbrances.
3. That the period within which the project shall be completed by me from the date of registration of project;
4. (a) For new project on the date of commencement of the Act:
(i) That seventy percent of the amount realized to be realized hereinafter by 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.

OR

- (ii) That entire of the amounts to be realized 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
5. That the amounts form the separate account shall be withdrawn in accordance with Rule 5.
6. That 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 utilized for the project and the withdrawal has been

in compliance with the proportion to the percentage of completion of the project.

7. That the promoter shall take all pending approvals on time, from the competent authorities.
8. That 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.
9. That the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by us at Aurangabad on this 15 day of Dec 2017

DEPONENT

[Signature]
M/s. Shanti Nagar (AOP),
Through its Manager –
Mr. Manoj Pannalal Jain,



BEFORE ME

[Signature]
15-12-2017
VINOD BAGADIYA
NOTARY GOVT. OF INDIA
AURANGABAD
R No. 5642

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