

महाराष्ट्र MAHARASHTRA ◑ 2016 ◑ RP 648096

अ.क्र. १०१८ किंमत ₹.१०० दिनांक ४/१०/१७

कोणाकरीता श्री कुंदलवाल भंडु सनद

हस्ते त्रदषीकेश रतनीभुषण गढ वाल

मुद्रांक विक्रेता
सतीश आर. शिनकर
उस्मानपुरा, औरंगाबाद. फोन: २३५९१
परवाना क्रं. 3101069

कार्यालय

21 JUL 2017

मुद्रांक अधिकारी

From 'B'

[See rule3 (6)]

Affidavit cum Declaration

We, Balkrishna Dasrao Bhakre, Age 53 Years and Sanjay Bansilal Kundalwal Age 47 Years, Occupation: Business, Partners of M/s. Shree Kundalwal & Sons, a Registered Partnership Firm having their registered office at 4, Varad Apartments, Mama Chowk, Padampura, Aurangabad (here in after referred to as the said Firm) do here by solemnly declare, undertake and State as under

1. We say that the promoter i.e. M/s. Shree Kundalwal & Sons is entitled to Construct the Residential Apartment on the plot of land bearing Gut No. 106 area aggregately admeasuring 22950.52 Square Meters situated at Gut No. 106 Village Nakshatrawadi, Paithan Road, Aurangabad 431001 (Here in after referred to as the said land). We enclosed the authenticated Copy of the title Certificate of Adv Anil Pandurang Malani dated 28/07/2017for development of the real Estate project. We say that we are constructing a project namely "Esmeralde D" on the said land. We intend to develop Residential Project on the said land and we here by apply for grant of registration of our real estate project namely "Esmeralde D" with a proposed carpet area 2698.80 square Meters and Land area 3109.54 Square Meters.

2. We say that the units retained by developer constructed on land bearing Gut No. 106 situated at Gut No. 106 Village Nakshatrawadi, Paithan Road, Aurangabad 431001 has been mortgaged to Deogiri Nagri Sahkari Bank Ltd for Construction Finance of Rs. 7,00,00,000/-.

3. We say that the time period within which project shall be completed by the promoter by 30th December 2018.

4. We further Declare and undertake the seventy Percent amount to realize here in after by me/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.

5. We say and declare that the amounts from the separate account shall be withdrawn In accordance with rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017.

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 say 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 say 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.

Deponent

Verification

We, Balkrishna Dasrao Bhakre, Age 53 Years and Sanjay Bansilal Kundalwal Age 47 Years Occupation: Business, Partners of M/s. Shree Kundalwal & Sons, a Registered Partnership Firm having their registered office at 4, Varad Apartments, Mama Chowk, Padampura, Aurangabad, the promoters of the proposed Project known as "Esmeralde D", duly Authorized by the promter 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

Deponent

BEFORE ME

VINOD BAGADIYA
NOTARY GOVT OF INDIA
AURANGABAD
R No 5642

VINOD BAGADIYA
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NOTARY GOVT OF INDIA
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