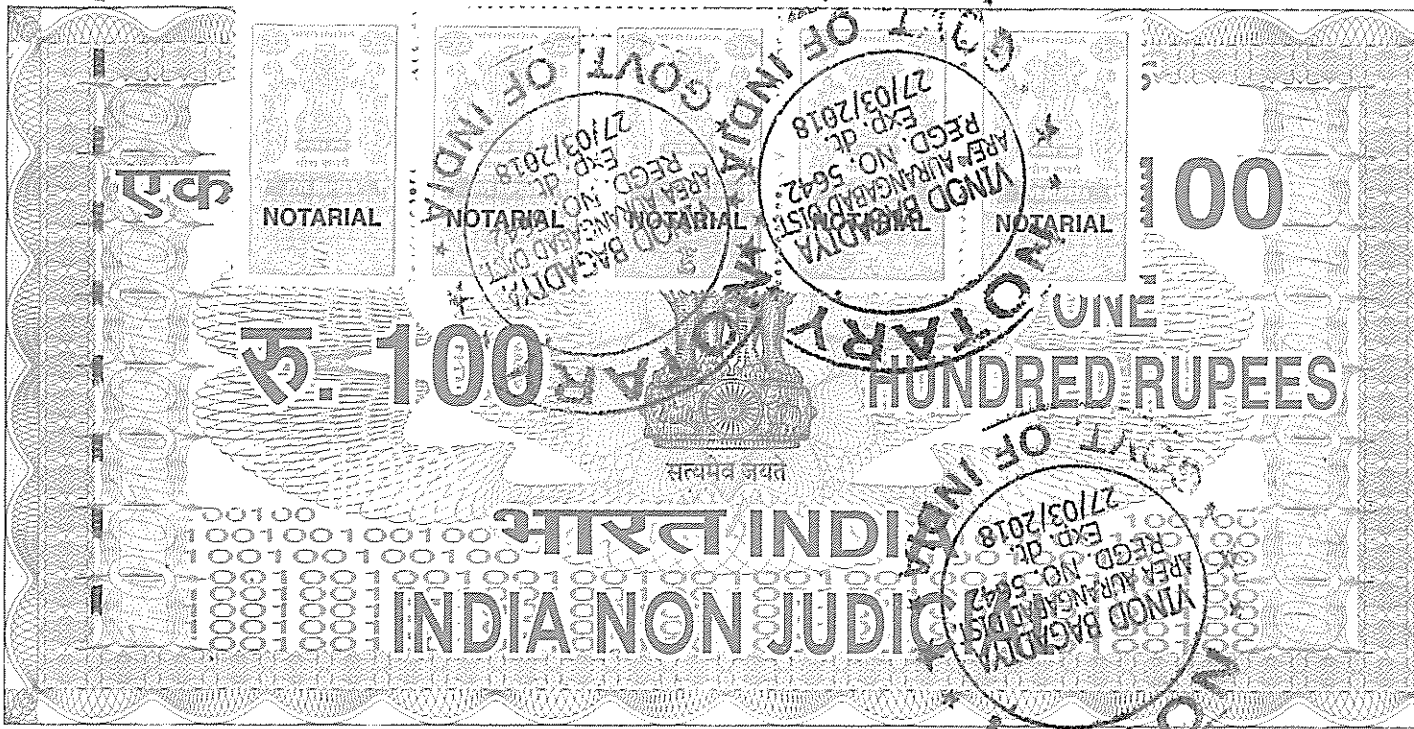




महाराष्ट्र MAHARASHTRA

2016

RP 648114

अ.क्र. 1411= किमत 100 दिनांक 27/07/2017

कोणाकरीता सहाय व कुंडलवाल व राजेंद्र व. कुंडलवाल

हस्ते प्रदीपिती रतीभुषण गहवाल

मुद्रांक विक्रेता

सतीश आर. शिंदेकर

उस्मानपुरा, औरंगाबाद. फोन: 23496

परवाना क्र. 3101069

21 JUL 2017

मुद्रांक लिपीक

व. को. अ. औरंगाबाद

FORM "B"

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE CO PROMOTER OR ANY PERSON AUTHORIZED BY THE CO PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rajendra Bansilal Kundalwal, Age: 54 years, Mr. Sanjay Bansilal Kundalwal, Age: 47 years, Land Owners of Land situated at Gut No. 106 area aggregately admeasuring 22950.52 Square Meters at Nakshatrawadi Paithan Road Aurangabad (here in after referred to as the said Land Owner) Co Promoter of the proposed project.

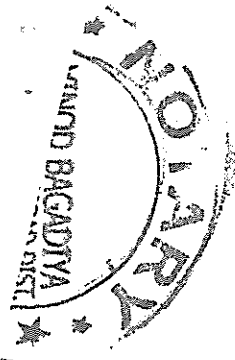
[Signature]

[Signature]

We, Mr. Rajendra Bansilal Kundalwal, Age: 54 years, Mr. Sanjay Bansilal Kundalwal, Age: 47 years, Co Promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. We say that being Co Promoter with M/s Shree Kundalwal & Sons are entitled to construct the Buildings on the plot of land bearing Gut No. 106 area aggregately admeasuring 22950.52 Square Meters at Nakshatrawadi Paithan Road Aurangabad (Here in after referred to as the said land). We enclosed the authenticated Copy of the title Certificate of Adv Anil Pandurang Malani dated 27/07/2017 along with the copies of agreements between us and Co Promoter mentioned in title report for development of the Real Estate project.
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 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 Co 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 Co 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 Co promoter shall not discriminate against any allotted at the time of allotment of any apartment.

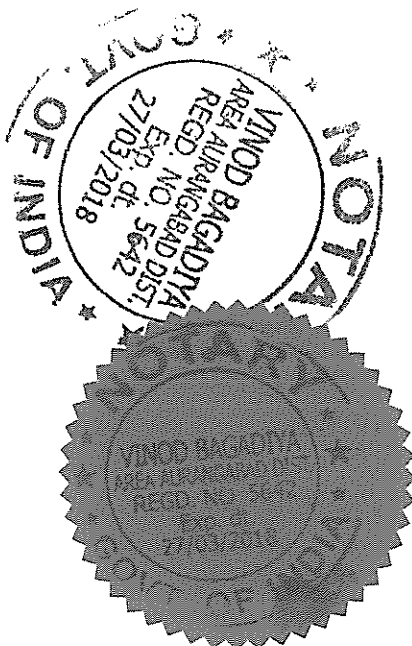
Deponent

Verification

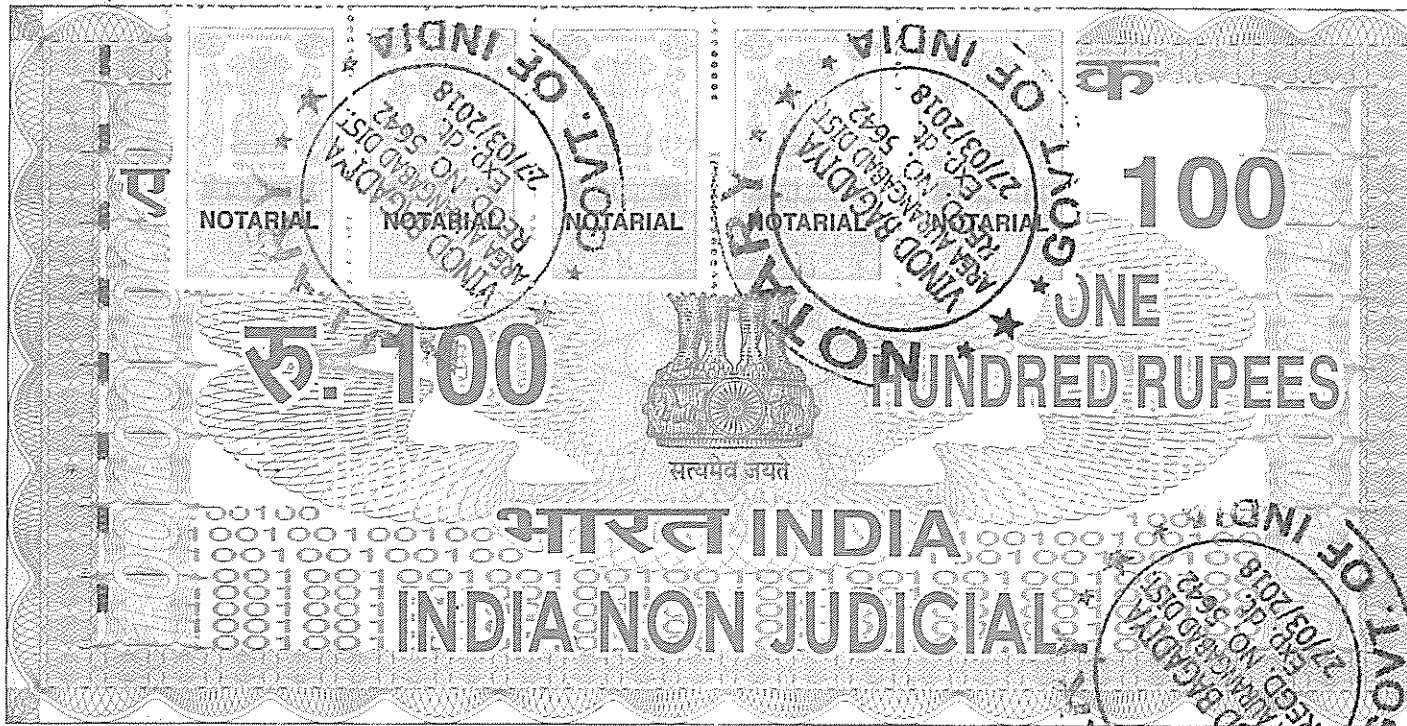
Mr. Rajendra Bansilal Kundalwal, Age: 54 years, Mr. Sanjay Bansilal Kundalwal, Age: 47 years. Land Owners of Land situated at Gut No. 106 area aggregately admeasuring 22950.52 Square Meters at Nakshatrawadi Paithan Road Aurangabad Co Promoters of the proposed Project known as "Esmeralde D", duly Authorized by the Co 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

Deponent



BEFORE ME
VINOD BAGADIYA
NOTARY GOVT OF INDIA
AURANGABAD
No. 5642
VINOD BAGADIYA
B.Sc.LL.B
NOTARY GOVT OF INDIA
Bhat Galli, New Balaji Nagar
Paithan Road, Aurangabad
Regd. No. 5642



महाराष्ट्र MAHARASHTRA

2016

अ.क्र. ११०१ किंमत. १०० दिनांक. २८/०७/१७

८) JUL 2017

कोणाकरीता सुहास वैद्य व स्तर
हस्ते कमिकेश रतीकृष्ण भट्टवाल

मुद्रांक विक्रेता
सतीश आर. शिन्कर
उस्मानपुरा, औरंगाबाद, फोन: २३५९१
परवाना क्रं. ३१०१०६९

FORM "B"

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE CO PROMOTER OR ANY PERSON AUTHORIZED BY THE CO PROMOTER

Affidavit cum Declaration

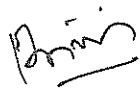
Affidavit cum Declaration of Mr. Suhas s/o Laxmanrao Vaidya, Age: 57 years, Mrs. Sunita w/o Suhas Vaidya, Age: 52 years, Mr. Vishnudas s/o Harikishan Bajaj, Age: 62 years, Mr. Kamalkishor s/o Kaluram Bajaj, Age: 58 years Land Owners of Land situated at Gut No. 106 area aggregately admeasuring 22950.52 Square Meters at Nakshatrawadi Paithan Road Aurangabad (here in after referred to as the said Land Owner) Co Promoter of the proposed project.

Suhas Vaidya. Pravin Saita. [Signature]

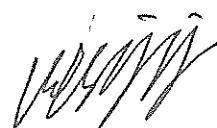
We, Mr. Suhas s/o Laxmanrao Vaidya, Age: 57 years, Mrs. Sunita w/o Suhas Vaidya, Age: 52 years, Mr. Vishnudas s/o Harikishan Bajaj, Age: 62 years, Mr. Kamalkishor s/o Kaluram Bajaj, Age: 58 years Co Promoters of the proposed project do hereby solemnly declare, undertake and state as under:

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Suhas Vaidya *Sunita Vaidya* *Vishnudas Bajaj*
Deponent

Verification

Mr. Suhas s/o Laxmanrao Vaidya, Age: 57 years, Mrs. Sunita w/o Suhas Vaidya, Age: 52 years, Mr. Vishnudas s/o Harikishan Bajaj, Age: 62 years, Mr. Kamalkishor s/o Kaluram Bajaj, Age: 58 years Land Owners of Land situated at Gut No. 106 area aggregately admeasuring 22950.52 Square Meters at Nakshatrawadi Paithan Road Aurangabad Co Promoters of the proposed Project known as "Esmeralde D", duly Authorized by the Co 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

Suhas Vaidya *Sunita Vaidya* *Vishnudas Bajaj*
Deponent



BEFORE ME
V. 29.7.17
VINOD BAGADIYA
NOTARY GOVT OF INDIA
AURANGABAD
R No 5642

VINOD BAGADIYA
B.Sc.LL.B
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