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मुद्रांक प्रमुख विभाग
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RM 085040
जी.पी. अर्भार
स्टैंप वॉटर
हायकोर्ट परिसर, औरंगाबाद
रजिस्ट्रार नं. २९०९०३०

FORM 'B'

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Deluxe Buildcon promoter of the proposed project "Deluxe Palms" duly authorized to Mr. Irfan Shaikh s/o Gulab Shaikh Age 27 years Occupation Business, Partner of M/s. Deluxe Buildcon having registered Office at Shop No.1, Near S.Y. Traders, Kausar Park, Devlai Chowk, Beed by pass Road, Aurangabad Authorized by the promoter of the proposed project at Gut No. 101, Devlai, Dist Aurangabad, Maharashtra vide authorization dated 25/11/2017. I Mr. Irfan Shaikh S/o Gulab Shaikh promoter of the proposed project / duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake & state as under:

Irfan

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1. I) Smt. Saleema Bi Jafar Patel, II) Mr. Azhar Jafar Patel, III) Mr. Abuhurerah Mubin Jafar Patel & IV) Mr. Shaikh Sikandar sheikh Munir, have a legal title to the land on which the development of the proposed project is to be carried out

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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 19/05/2022.
4. That seventy per cent of the amounts realized 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the promoter 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 project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That the promoter shall take all the pending approvals on time, from the competent authorities.

9. That the promoter have / has 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, on any grounds.




Deponent

Verification

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

Verify by me, at Aurangabad on this 5th day of December 2017.


Deponent



BEFORE ME

VINOD BAGADIYA
NOTARY GOVT OF INDIA
AURANGABAD
VINOD BAGADIYA
B.Sc., LL.B
NOTARY GOVT OF INDIA
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