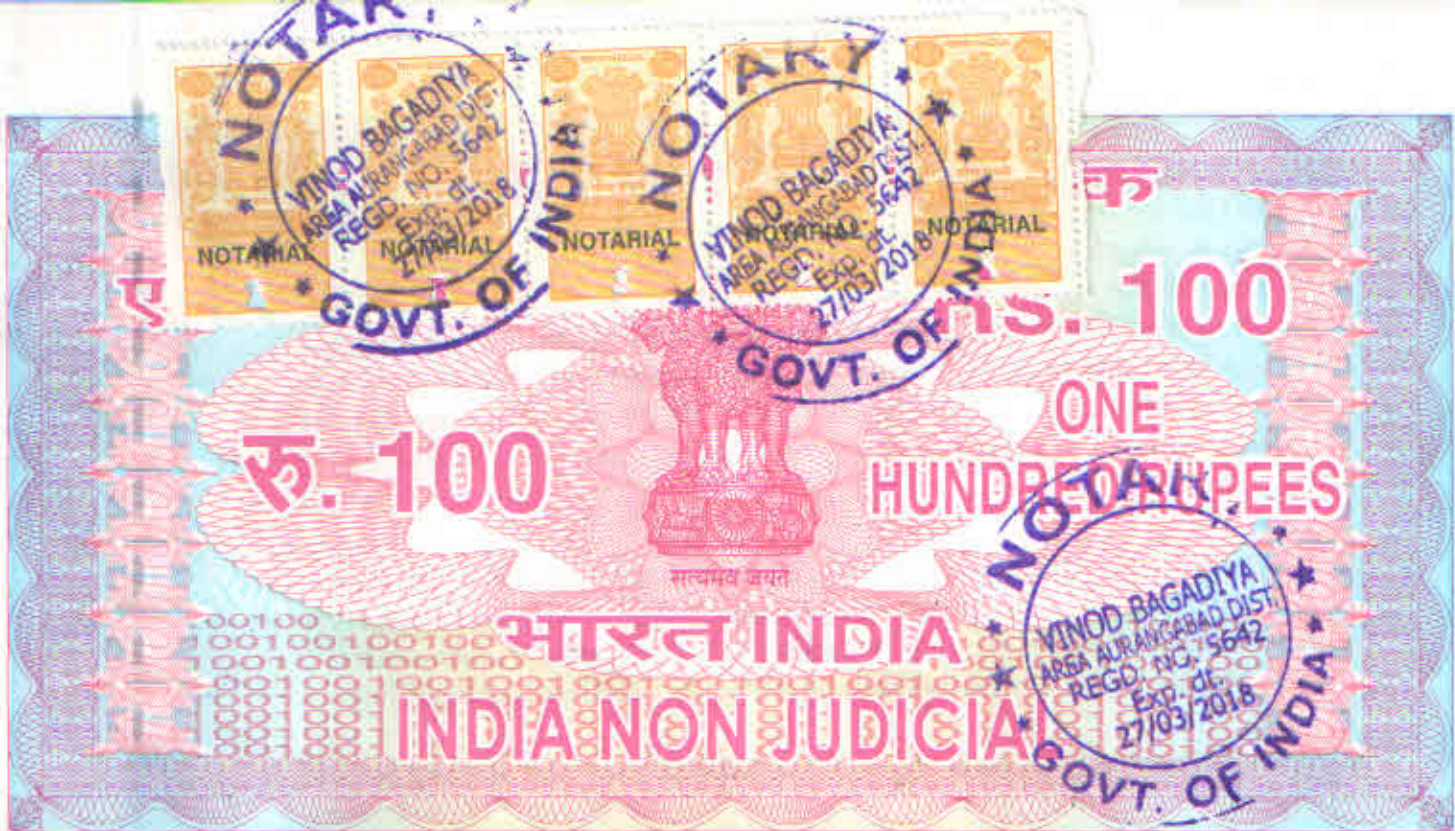




जिल्हा महाराष्ट्र MAHARASHTRA
न्यायालय ऑरंगाबाद
27 JUN 2017
मुद्रांक प्रमाण लिपीक
व.को.अ.ऑरंगाबाद.

MAHARASHTRA Affidavit Annexure-1
जो मसुदाची अनुक्रमीक 8009 दिनांक 15 JUL 2017
मुद्रांक विभाग क्षेत्राचे नांव रामकृष्ण लक्ष्मण जोशी व इतर
होवा प्रकाश मिलाय कावळ
संविदासाठी एका मेडारिस अंमलात
मुद्रांक विभाग घेण्यासाठी सही पुन
पदाधिकाऱ्याक मुद्रांक जिरण्याची सही PSC राखना क्रमांक - 3909006
मुद्रांक जिरण्याचे नांव : रा. पी. एस. देवगांडे
मुद्रांक विक्रीचे ठिकाण / पत्ता जय विजय कॉलनी, ऑरंगाबाद

PM 283796

[See Rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Ramkrishna Laxman Joshi Age 82 Years and Mrs. Veena Prabhakar Rekhade Age 75 Years, Land Owners of Land situated at Plot No. 15, 16 bearing Gut No. 104 area aggregately admeasuring 624.10 Square Meters situated at Gut No. 104 Village Nakshatrawadi, Paithan Road, Aurangabad 431001 (here in after referred to as the said Land Owner) Co- Promoter of the proposed project.

We, Ramkrishna Laxman Joshi and Mrs. Veena Prabhakar Rekhade Co-Promoters of the proposed project do hereby solemnly declare, undertake and state as under:

(Signature)
बी.पी.एस. देवगांडे



1. We say that being Co-promoter with M/s Deven Developers are entitled to construct the Buildings on the plot of land bearing Plot No. 15, 16 bearing Gut No. 104 area aggregately admeasuring 624.10 Square Meters situated at Gut No. 104 Village Nakshatrawadi, Paithan Road, Aurangabad 431001 area aggregately admeasuring 624.10 Square Meters (Here in after referred to as the said land). We enclosed the authenticated Copy of the title Certificate of Adv Subhash Malani, dated 19/07/2017 along with the copies of agreements between us and promoter mentioned in title report for development of the real Estate project.
2. We say that the land bearing bearing Plot No. 15,16 bearing Gut No. 104 area aggregately admeasuring 624.10 Square Meters situated at Gut No. 104 Village Nakshatrawadi, Paithan Road, Aurangabad 431001 has been mortgaged to Deogiri Nagri Sahkari Bank Ltd for Construction Finance of Rs. 2,50,00,000/-.
3. We say that the time period within which project shall be completed by the promoter by 31st May 2019.
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.

[Signature]

[Signature]

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

Ramkrishna Laxman Joshi Age 82 Years and Mrs. Veena Prabhakar Rekhade Age 75 Years, Land Owners of Land situated at Plot No. 15,16 bearing Gut No. 104 area aggregately admeasuring 624.10 Square Meters situated at Gut No. 104 Village Nakshatrawadi, Paithan Road, Aurangabad 431001 Co- Promoters of the proposed Project known as "Parijat C", duly Authorized by the 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
28/07/2018
VINOD BAGADIYA
NOTARY GOVT OF INDIA
AURANGABAD

VINOD BAGADIYA
B.Sc.LL.B
NOTARY GOVT OF INDIA
Adnigati Galli, New Balaji Nagar
Jaina Road, Aurangabad
Regd.No. 5642

