



महाराष्ट्र MAHARASHTRA

2018

TX 376075

जोडपत्र-1 Annexure-1

पत्रक प्रतिष्ठापनासाठी

मुद्रांक विक्री नोंदवली अनु. क्रमांक / दिनांक 2802 30/10/2018

मुद्रांक विकत घेणाऱ्याचे ना. पत्ता व सही रश्मि शांताराम धानुका उता 10

परवानाधारक मुद्रांक विक्रेत्याचे नांव- दाभाडे एस.वी.

4196 6106 9418

सही Rashmi

परवाना क्र. 3101013

26. 11. 2018 रोजी

मुद्रांक विक्रीत निवृत्त पत्रक सह-दुय्यम निबंधक कार्यालय परिसर, ३० बंद

ज्या कारणास्तव जमा नसून त्याची केवळ त्यांनी त्याच कारणासाठी

मुद्रांक घेतले

पत्रक घेणाऱ्याच्याकडून घेतले

उद्योगाकरीता : भातेरश्मि
लिचर्स मॅजिस्ट्रेट कार्यालय

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration Affidavit cum Declaration of **M/s. MATOSHREE BUILDERS & DEVELOPERS** A registered under the Company Act, 1932, having its principal place of business at office no. 5, third floor, mulay tapadiya complex, opposite sinchan bhavan, near mondha naka, Jalna road, Aurangabad, (PAN NO - ABHFM7055M), represented by its designated Partner 1. Mr. Pritesh Santosh Dhanuka, Age: 26 yrs, Occ: Business R/o: 19, Bansilal Nagar, Aurangabad, 2. Mr. Sanjay Gulabrao Pawar Age: 48 yrs, Occ: Business R/o: Plot No. 29, Matoshree House, Sahakar Nagar, Aurangabad, we are Owners/Builders ongoing project authorized parts of the registered partners of firm.



We are Owners/Builders of new project and we are the designated partners of **M/s. MATOSHREE BUILDERS & DEVELOPERS** on the property gut no. 167 (part), Shendra, Aurangabad, admeasuring 19300 Sq.Mt. do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the Property on which the development of the project is going on and a legally valid authentication of title of such property and we are absolute owners and possessor of free hold property.

2. That the said property is free from all encumbrances.

3. That the time period within which we shall complete the project on or before 30/11/2024.

4. That seventy per cent of the amounts realised by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we 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 same

project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That we already obtaining all the required sanctions, if any thing remain or required to obtain we will obtained from the competent authorities.

9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That we Owners/Builders shall not discriminate against any allottee at the time of allotment of any flat, as the case may be, on any grounds.

11. That we will execute and duly register Deed of Declaration U/s. 2-A of Maharashtra Apartment Ownership Act 1970 and we further agreed and confirmed we will abide all the directions and norms Real Estate (Regulation and Development) Act, 2016.

Deponents

[Signature]

Mr. Pritesh Santosh Dhanuka

[Signature]

Mr. Sanjay Gulabrao Pawar

VERIFICATION

The contents of our above Affidavit cum Declaration are true and correct and we have concealed nothing material therefrom. Verified by me at 11th day of this November of 2018.

AFFIDAVIT

Solemnly affirmed before me

by Shri / Smt. Pritesh S. Santosh Dhanuka

R/o. AB-1 And others

Tq. AB-1 Dist. M.S.

Who identified by _____

Whom He/ She is personally Known.

Deponents

[Signature]

Mr. Pritesh Santosh Dhanuka

[Signature]

Mr. Sanjay Gulabrao Pawar

IDENTIFIED BY

Shri/Smt. _____

R/o. _____

12 NOV 2018

BEFORE ME

[Signature]
12-11-2018
Bhaskar Shriram Dhonde Patil
B.A.L.L.B., D.L.L. & L.W.
Advocate & Notary Govt. of India
AREA-AURANGABAD DIST
Mob.: 9822242637
Reg. No. 3763