भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2018 ◐ 3 DEC 2018 UG 927318

अ.क्र. 19207 दि. _____ किमंत. 100

हस्ते विक्रेता दस्तावेज लेखनी

कोणाकरिता अर

2 8 NOV 2018

मुद्रांक निरीक्षक लिपीक
ज.को.अ. औरंगाबाद.

दस्त क्रमांक 3909066

NOTARY
Arif S. Shaikh
ADVOCATE & NOTARY,
Regd. No. 3026/2005
Dist.Aurangabad
Exp.Dt.19-07-2020
GOVT. OF INDIA

NOTARIAL

FORM 'B'

Affidavit cum Declaration

M/s. **A B Constro** promoter of the proposed project "**PERVEZ MANZIL"** duly **Mr. Asif Jaffar Jamal** Age : 41 Occupation: Business , and **Mr. Basheer Nazeer Khan** Age : 45 Occupation: Business designated Partners of **A B Constro** having registered office at **VIP Road, Jubilee Park, Bhadkal Gate Aurangabad. Maharashtra.** authorized Signatory of the proposed project, at Plot No. 14, CTS No. 11352, Aurangabad. Maharashtra. We, Mr. Asif Jaffar Jamal and Mr. Basheer Nazeer Khan promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the owner of the land **1. Mr. Syed Abid Pervez, 2. Syed Khalid Pervez,** have a legal title to the land and by way of Development Agreement and Power of Attorney the Builder / Developer has undertaken the development of the project is proposed.
2. That the project land is free from all encumbrances. The Promoter have given land to development to **A B Constro** by register agreement dated 16/02/2017 Doc No. 913/2017 and Authorized to act on behalf of **Land Owner** by GPA 914-2017.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project ; 31/12/2019
4. (a) That seventy per cent of the amounts to be realised hereinafter by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That I / the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That the promoter shall take all the pending approvals on time, from the competent authorities. Promoters Applied for the revised permission to Town Planning Department once received we will update the same.
8. That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment.

A B Constro

Asif Jaffar Jamal
Deponent

A B Constro

Mr. Basheer Nazeer Khan
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.
Verified by me at Aurangabad on this 3rd Day of December 2018

A B Constro

Asif Jaffar Jamal
Deponent

A B Constro

Mr. Basheer Khan Nazeer Khan
Deponent

BEFORE ME
01-12-2018
Signature of Notary
Arif Sadique Shaikh
Advocate & Notary (Govt. Of India)
- 3 DEC 2018