



UY 943660

प्र.क्र. 5897 दिनांक 22-8-19
 हस्ते shubham singh
 कोषाधिकारी Sam Jay Realtors

Mr. N. Kothammi
Stamp Vendor, A'bad.
पत्रवाहक क. A'bad-83
फोड क. 3101024

Affidavit cum Declaration



project do hereby solemnly declare, undertake and state as under:

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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 project land is free from all encumbrances as on dated 26th of August 2019, except future mortgage to be created for Project loan and the mortgage to be created by prospective buyers of individual unit on their respective units for the loan for purchase of Unit/Units in the said project.
3. That the time period within which the project shall be completed by promoter from the date of registration of project is 31st Dec 2022.
4. That seventy per cent of the amounts realized by us/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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules 2017.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 That The amounts from the Separate account shall be withdrawn after it is certified by and engineer, an Architect and by Practicing Chartered Accountant that withdrawal is in proportion to the percentage of completion of work.



7. That 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 the 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter 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 Unit.

Deponent



Mr. Manoj Kanyalal Runwal



Partner and Authorized Signatory of

M/S Samyak Realtors

Verification

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

Verified by me at Aurangabad on this August 26, 2019.

Deponent



Mr. Manoj Kanyalal Runwal



Partner and Authorized Signatory of

M/S Samyak Realtors