भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

MAHARASHTRA ◐ 2015 ◐ Declaration PF 988239

अ.नं. 1881 दि. 12/7/2017 रु. 200/ वरची 100/-

मुद्रांक घेणाऱ्याचे नांव श्री./श्रीमती/मे. न्यू स्टेप व्हेंचर्स

विरेंद्र विजयसिंग परदेशी इगतपुरी

हस्ते श्री. कुमार प्रशांत पाटील नाशिक

सही

TREASURY OFFICE NASIK

28 JUN 2017

STPHC

NOTARY

NOTED & REGISTER

Sr. No. 4799/

DATE: 11.7.17

THIS DOCUMENT

Pages

FORM `B'
[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Virendra V. Pardeshi (partner M/S. New Step Ventures) promoter of the proposed project / duly
authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;
I, Virendra V Pardeshi (partner M/S. New Step Ventures) promoter of the proposed project / ~~duly authorized by the promoter of the proposed project~~ do hereby solemnly declare, undertake and state as under:

1. That I / ~~promoter~~ have / ~~has~~ a legal title to the land on which the development of the project is proposed
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.

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GOVT. OF INDIA NOTARIAL

GOVT. OF INDIA NOTARIAL

Except loan of Rs. 90,00,000/- borrowed from Janakalyan co-op Bank

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 December 2019 (Phase-2).
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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 there from.

Verified by me at Nashik on this 12th day of July 2017.

IDENTIFIED BY



Deponent

BEFORE ME

AVINDRA D. TAJANE
Notary, Govt. of India
Office -7 / 1, Maruti Chamber,
District Court, Nashik - 2.

NOTARY
NOTED & REGISTERED
No. 4799/2017
DATE: 12/07/2017
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