भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

NOTARY

महाराष्ट्र MAHARASHTRA © 2015 © REGISTERED & REGISTERED PR 296020

Regd No 4494 /2007

DATE: 21-09-2017

THIS DOCUMENT Contains Pages 03

TREASURY OFFICE NASIK

18 JUL 2017

STAMP ATC

FORM "B"

(See rule 3(4))

Affidavit Cum Declaration.

Affidavit cum Declaration of **Mr. Haresh Shantilal Ramani,** Age:43 years, Occupation Business as a Proprietor of **M/s Satyam Enterprises,** PAN No.**AAUPR9675A.** A Proprietorship firm, Address: 3,Maa Palace, Om Nagar, Hirawadi Road, Panchavati, Nashik-422003.

(the proposed project of **Urja Anex Apartment**) duly authorized by the proprietor.

I, **Mr. Haresh Shantilal Ramani** is prorietor of the Satyam Enterprises of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That the proprietor is the owner of the land bearing **S.No.335/1** bearing **Plot No. 36A** total admeasuring area **632.32 Sq.mtrs.** situated at Adgaon Shivar Taluka and Dist. Nashik, on which the development of the project is to be carried out and the proprietor have valid right to develop the said property. The authenticated copy of the sale deed of the above mentioned land is enclosed herewith.

RAVINDRA D. TAJANE
Advocate & Notary
Nashik Chamber's, District. Nashik

NOTARY R.D. TAJANE SPECIAL NASHIK MAHARASHTRA NO 5364 02/2018 GOVT. OF INDIA

2. That the project land is free from all encumberances.

3. That the Proprietor shall complete the said project on or before **30/1/2020.**

4. That seventy percent of the amounts to be realised hereinafter by me/proprietor for the real estate project from the allottees, from time totime, 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation And Development) Rules 2017.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 proprietor 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 proprictor shall take all the pending approvals on time, from the competent authorities.

8. That the proprietor shall inform the Authority regarding all the changes that have occured 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 the proprietor has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the proprietor shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

M/S. SATYAM ENTERPRISES

Proprietor

(Haresh Shantilal Ramani)

Deponent.

RAVINDRA D. TAJANE
Advocate & Notary
Chamber's, District. Nashik

NOTARY
R.D TA[illegible]E
AREA NASHIK
MAHARASHTRA
[illegible] NO 5364
[illegible] 30/02/2018
GOVT. OF INDIA

VERIFICATION

I **Mr. Haresh Shantilal Ramani**, Age:43 years, Occupation Business as a Proprietor of **M/s Satyam Enterprises**, PanNo.AAUPR9675A. A Proprietorship firm, Address: 3,Maa Palace, Om Nagar, Hirawadi Road, Panchavati, Nashik-422003. (proprietor of the proposed project of **Urja Anex Apartment)** duly authorized by the proprietor of the proposed project dohereby solemnly declare that the above contents of my above Affidavit Cum Declaration are true and correct and nothing material has been concealed by sme therefrom.

Verified by me at Nashik on this 21st day of July 2017.

M/S. SATYAM ENTERPRISES

Proprietor

(Haresh Shantilal Ramani)
Deponent.

IDENTIFIED BY
Rona K. J. Mavani

NOTARY
NOTED & REGISTERED
Serial No. 4934/2017
DATE: 21-07-2017
THIS DOCUMENT
Contains Pages 03

BEFORE M[illegible]

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