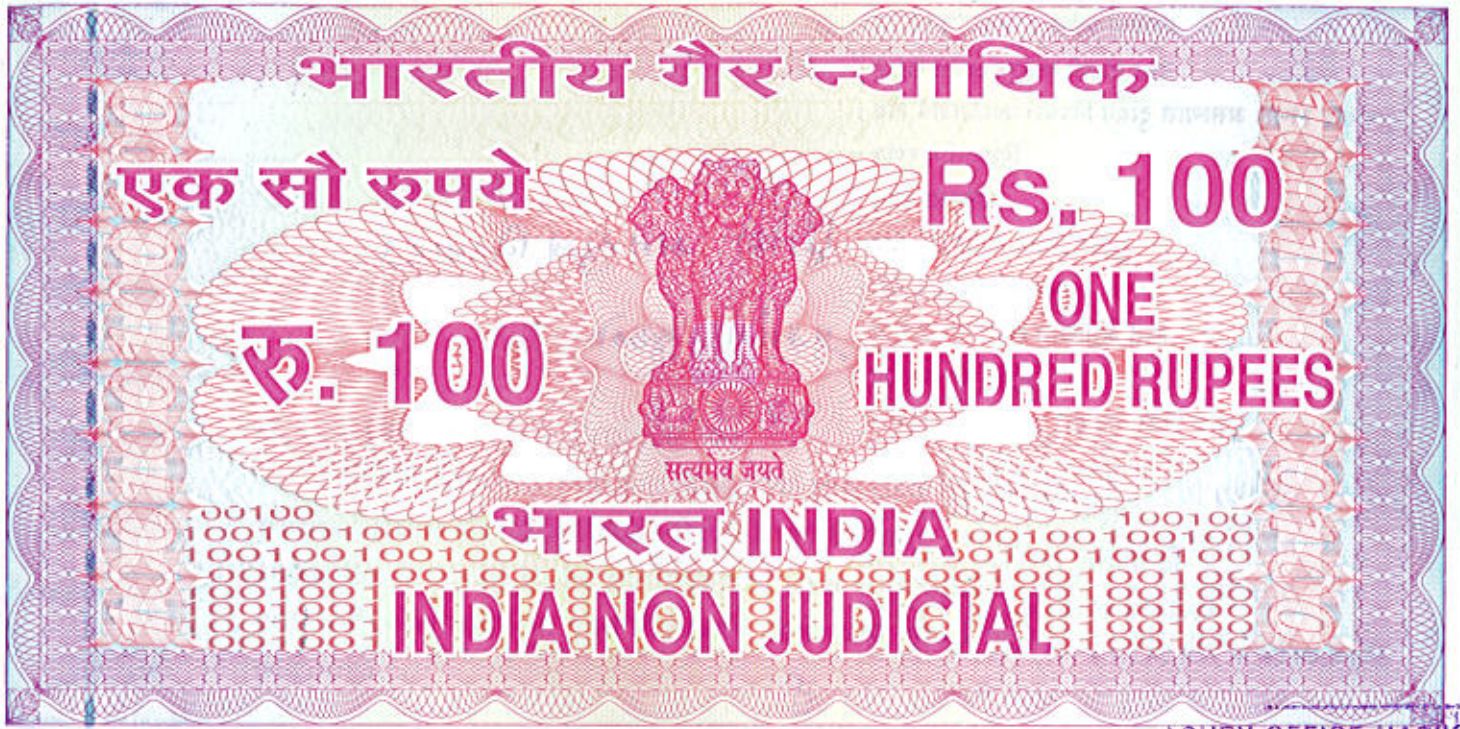




महाराष्ट्र MAHARASHTRA

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TREASURY OFFICE NASIK

PR 295948

18 JUL 2017

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विक्रीचे ठिकाण नासिक कोर्ट क्र. १२०६०८ दि. १२/७ JUL २०१७

स्टॅप घेणाराचे नांव... हितेश मनसुख वीरपारा, पंचवटी, नासिक

हस्त... प्रमोद मुकुंज

सही...

Noted & Registered
at Serial Number

3592

29/7/2017

This Documents
Contains... 02 Pages.

दि. नासिक...
को-ऑ. रेसिडेंट फ्लॅट्स सोसायटी,
रश्मि नं. एन. एन. ३२/३३, पंचवटी, नासिक

Declaration, supported by an Affidavit, which shall be signed by the Promoter or any person authorised by the Promoter.

Affidavit Cum Declaration

Affidavit Cum declaration of Hitesh Mansukhbhai Virpara R/o. Plot No .3, Shiv Pruresh Apartment, Kalangar, Dindori Road, Nashik promoter of the proposed project / duly authorised by the promoter of the proposed project , vide its / his / their authorisation dated 29/07/2017.

I, promoter of the proposed project / duly authorised by the promoter of the proposed project at Village Makhamalabad, S.no. 562/1 Plot No. 32 and 33 adm. area 390.00 Sq.Mtrs., building name Sai Krishna Avenue.

do hereby solemnly declare and undertake and state as under -



जॉइंटपत्र

दस्तावा प्रकार / अनुच्छेद क्रमांक :

दस्त नोंदणी करणार आहेत का ? :

नोंदणी होणार असल्यास दुसऱ्या निबंधक कार्यालयाचे नाव :

मिळवणीचे वर्णन :

मोबदला रकम :

मुद्रांक विकत घेण्याच्या नांव :

दुसऱ्या पक्षकाराचे नाव :

हस्ते असल्यास त्याचे नांव व पत्ता :

मुद्रांक शुल्का रकम :

मुद्रांक विक्री नोंद बही अनु.क्रमांक/दिनांक :

मुद्रांक विकत घेणाऱ्याची सही :

दि नाशिक डिस्ट्रीक्ट ऑफिसरकडे

मल्टीपरपज को.ऑप.सोसायटी दि.नाशिक

रजि.नं.एन.एस.के./जी.एन.एल./११२/११७८ नाशिक कोर्ट

मुद्रांक विक्रेत्याची सही

हितेश मनसुख विरपार

प्रशांत मुकोटे

१२०६०८

३

1. That I, **Hitesh Mansukhbhai Virpara** Promoter have a legal title Report to the Land on which the development of the project is proposed.

OR

That I have a legal title Report to the Land on which the development of the proposed project is to be carried out.

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.

OR

That details of encumbrancesincluding dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me / promoter from the the date of registration of project dated 31 st. Dec. 2020.



4. (a) For New Projects

That seventy percent amounts realised by me 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.

(b) For ongoing on the date of commencement of the Act

i. That seventy Percent of the amount to be realised hereinafter by me for 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.

OR

ii. The entire of the amount to be realised hereinafter by me for 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 since the estimate receivable of the project is less than the estimated cost of completion the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That I promoter shall get the accounts audited within six months after the end of the 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 for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I / promoter shall take all the pending approvals on time , from the competent Authorities.



8. That I / promoter shall inform the authority regarding all the changed 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 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, plot or building . as the case may be.

Hitesh Mansukhbhai Virpara
Deponent



Verification

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by my therefrom.

Verified by me at Nashik on this 29 th day of July 2017.

Deponent

Parties are
identified by

BEFORE ME

M. Y. SURYAVANSHI
NOTARY, GOVT. OF INDIA

Res.-House No.15, Nihavali Village, Nashik-4.
Off.-Chamber No.105/2, Dist.Court, Nashik-2.

