भारतीय गैर न्यायिक
एक सौ रुपये
Rs. 100
रु. 100
ONE HUNDRED RUPEES
सत्यमेव जयते
भारत INDIA
INDIA NON JUDICIAL
महाराष्ट्र MAHARASHTRA
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PR 187903

TREASURY OFFICE NASIK
11 JUL 2017
STPNC ATO

NOTARY
NOTED & REGISTERED
at Serial No. 3671/2017
Date 12/7/2017
THIS DOCUMENT Contents 4 Pages

3674

FORM 'B'
[See rule 3(6)]

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Sushilkumar Kasturchand Bafna, Age 58 years, R/o. 'Nayantara', Subhash Chowk, Jalgaon, Partner of the **BAFNA BUILDERS AND LAND DEVELOPERS** partnership Firm (Promoter of the proposed Project ANMOL'S NAYANTARA GOLD) authorised signatory of the firm;

NOTARY
A. S. RUMANE
AREA DIST. NASHIK
MAHARASHTRA
REGD. No. 8061
Expiry Date
23/6/2020
NOTARIAL
GOVT. OF INDIA

NOTARY
A. S. RUMANE
AREA DIST. NASHIK
MAHARASHTRA
REGD. No. 8061
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23/6/2020
NOTARIAL
GOVT. OF INDIA

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दस्तऐवज प्रकार/ अनुच्छेद	रिलीज डीड
दस्त नोंदणी करणार आहात का?	
नोंदणी होणार असलेल्या दुय्यम निबंधक कार्यालयाचे नाव	नो ३
मिळकतीचे वर्णन	
मोबदला रक्कम	
मुद्रांक विकत घेणाराचे नाव	आपला विश्वास हेच आमचे ईश्वरचरण अमोलकचंद ज्वेलर्स प्रा.लि. तर्फे डायरेक्टर
दुसऱ्या पक्षकाराचे नाव	रेरा कार्यालय, नाशिक
हस्तं असल्यास त्याचा नाव व पत्ता	लागू डे - कोणताही नाही
मुद्रांक शुल्क रक्कम	१०० (५०)
मुद्रांक विक्री नोंद वही क्रमांक व दिनांक	१३३९ दि ११/७/१७
मुद्रांक विकत घेणाराची सही	
परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता	संजय [illegible] नांगुरे मुद्रांक विक्रेता (परवाना क्र. [illegible]३/२००१) गुरुकृपा,शिवाजी रोड, सीबीएस,नाशिक

NOTARY
A. S. RUMANE
AREA DIST. NASHIK
MAHARASHTRA
REGD. No. 8091
Expiry Date
23/6/2020
GOVT. OF INDIA

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I, Sushilkumar Kasturchand Bafna, partner & authorised signatory of the Bafna Builders and Land Developers partnership Firm, do hereby solemnly declare, undertake and state as under:

1. That we are developing the landed property bearing survey no. 905/1+2/1B, area admeasuring 34500 sq.mtr. situated within the Nashik municipal corporation limits, Nashik. We have entered into development agreements with Mr. Santosh Shantilal Muthiyan and Nakshatra Infrastructures Private Limited which is duly registered in the office of sub registrar, Nashik on 09/01/2009 on the basis of area sharing principal. We further declare that we have executed and registered Deed of Rectification of the said development agreement on 17/02/2011. The Promoter has valid right to develop the said properties. The authenticated copy of the said development agreements are enclosed herewith.

The Promoter is developing the group housing project under the name and style as "ANMOL'S NAYANTARA GOLD" consisting of 15 buildings named as Building/wing Nos. 'A - AQUAMARINE', 'B - AMETHYST', 'C - CRYSTAL', 'D - CORAL', 'E - DIAMOND', 'F - EMERALD', 'G - MOONSTONE', 'H - PEARL', 'I - RUBY', 'J - SAPPHIRE', 'K - TOPAZ', 'L - QUARTZ', 'M - LAPIS', 'N - JASPER' and 'O - AMBER' and hereby apply for grant of registration of the said project "ANMOL'S NAYANTARA GOLD".

2. That the properties are free from all encumbrances.

3. The litigations are pending before the Court of Law as under :

1. Special Civil Suit No. 101/2009
2. CMA No.189/2010
3. Special Civil Suit No.488/2010
4. Special Civil Suit No.39/2016

However in the said suit / Proceeding the Hon'ble Court has not passed any prohibitory or injunction order for the development and non alienation of the constructed premises.

4. That the Promoters shall complete the said Project on or before 31/12/2018;

5. That seventy per cent of the amounts to be realised hereinafter by the promoter for the abovementioned 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.

6. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharastra Real Estate (Regulation And Development) Rules 2017.

NOTARY A. S. RUMANE AREA DIST. NASHIK MAHARASHTRA REGD. No. 8061 Expiry Date 23/6/2020 GOVT. OF INDIA

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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 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.

8. That the promoter shall take all the pending approvals on time, from the competent authorities.

9. 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.

10. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

Deponent

VERIFICATION

We, Bafna Builders and Land Developers, through its partner and authorised signatory, Mr. Sushilkumar Kasturchand Bafna, Age 58 years, r/o. Nayantara, Subhash Chowk, Jalgaon, Promoter of the proposed Project "ANMOL'S NAYANTARA GOLD", do hereby solemnly declare that the above contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Nashik on this day ...24... of July, 2017.

Parties Identified by Me

Sampat V. Kute

Belatgavhar

Deponent

Solemnly affirmed
BEFORE ME

ASHOK S. PUMANE
Advocate & Notary Govt. of India
Sushri Apt., D.K. Nagar, Gangapur
Road, Nashik Mob. 9822280

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