



महाराष्ट्र MAHARASHTRA

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PR 268095



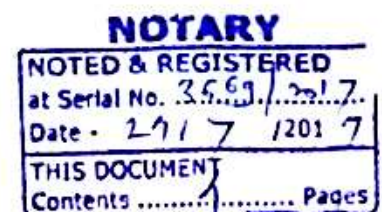
FORM 'B'

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Nakshatra Infrastructure Private Limited, address D-5, MIDC Chikhalthana, Aurangabad 431210 (co-promoter of the proposed Project ANMOL'S NAYANTARA GOLD) through General Power attorney holder Bafna Builders and Land Developers represented by its Partner Mr. Sushilkumar Kasturchand Bafna, Age 58 years, r/o. Nayantara, Subhash Chowk, Jalgaon;

I, the declarant, do hereby solemnly declare, undertake and state as under:



दस्तावा प्रकार/ अनुच्छेद	मिले २१७
दस्त नोंदणी करणार आहात का?	-
नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव	
मिळकतीचे वर्णन	
मोबदला रक्कम	
मुद्रांक विकत घेणाराचे नाव	जयशंकर रमणाराम पाणि ०.५ लाख लिपलगाणी कार्यालय
दुसऱ्या पक्षकाराचे नाव	रेखा, मल्लिकार्जुन
हस्ते असल्यास त्याचा नाव व पत्ता	संपत डोळे - देवगवळी तालिका, नाशिक
मुद्रांक शुल्क रक्कम	१००८
मुद्रांक विक्री नोंद वही क्रमांक व दिनांक	११२३७ १५-१०-२०१७
मुद्रांक विकत घेणाराची सही	
परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता	संजय गुरुकर गांगुडे मुद्रांक विक्रेता (परवाना क्र.८३/२००१) गुरुकृपा, शिवाजी रोड, सीबीएस, नाशिक



1. That the co-promoter, the declarant herein, alongwith one Mr. Santosh Shantilal Muthiyan have jointly entered into development agreement as well as rectification deeds in respect to the landed property bearing survey no.905/1+2/1B area admeasuring 34500sq.mtr., on the basis of area sharing principal i.e. 36% area share of us : 64 % share of the Promoter, with the Promoter Bafna Builders and Land Developers, which are duly registered with the office of sub registrar, Nashik on 09/01/2009 and 08/03/2011 respectively. The co-promoter has valid right to develop & dispose off the said property as well as their area share. The authenticated copies of the said development agreement and rectification deed in respect to development of the abovementioned property are enclosed herewith.

That the Promoter Bafna Builders and Land Developers is developing the group housing project under the name and style as "ANMOL'S NAYANTARA GOLD", having 15 residential 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' on the landed property bearing survey no.905/1+2/1B area admeasuring 34500sq.mtr. situated within the Nashik Municipal Corporation Limits, Nashik.

The co-promoter alongwith one Mr. Santosh Shantilal Muthiyan and Promoter hereby jointly apply for grant of registration of the said project "Anmol's Nayantara Gold".

2. That the property is 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 above suits/Proceedings 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 co-promoters shall execute & register necessary deeds and documents for transfer and convey the title unto and in favour the apartment association and/or respective flat purchasers out of the said project;

5. That the Co-promoters have received the entire area share (i.e. 34% area share) which is fixed as the consideration of the abovementioned development agreement as well as rectification deed. And the Co-promoters further declare that the Co-Promoters alongwith Mr. Santosh Shantilal Muthiyan have sold out the entire area share (i.e. 34% area share) and received the total consideration amounts from respective purchasers of the constructed



6. That the co-promoter shall co-operate the Promoter for taking all the pending approvals time, from the competent authorities.

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



S. Bafna
Deponent

VERIFICATION

We, Nakshatra Infrastructure Private Limited (co-promoter of the proposed Project AI-VOL'S NAYANTARA GOLD) through General Power attorney holder Bafna Builders and Land Developers represented by its Partner Mr. Sushilkumar Kasturchand Bafna, Age 58 years, r/o. Nayantara, Subhash Chowk, Jalgaon, 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 27th of July, 2017.

Parties
Identified by Me

Sampat V. Kule
Beltgavhan



S. Bafna
Deponent

Solemnly affirmed
BEFORE ME

Ashok S. Rumane
ASHOK S. RUMANE
Advocate & Notary Govt. of India
Adhushri Apt., D.K. Nagar, Gangapur,
Dist. Nashik. Mob. 982228918

