भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2015 ◐

PR 268096

TREASURY OFFICE NASIK

14 JUL 2017

STPHC ATO

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 Mr.Santosh Shantilal Muthiyan, Age 44 years, r/o. Maharaja Complex, Nirala Bazar, Aurangabad(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:

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

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NOTARY
NOTED & REGISTERED
at Serial No. 367 of 2017
Date - 24/7/2017
THIS DOCUMENT Contents ..... 4 ..... Pages

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दस्ताचा प्रकार/ अनुच्छेद	बिनेरारण
दस्त नोंदणी करणार आहात का?	को दी
नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव	
मिळकतीचे वर्णन	
मोबदला रक्कम	
मुद्रांक विकत घेणाराचे नाव	श्री. संतोष [illegible] मुथीया [illegible] [illegible]
दुसऱ्या पक्षकाराचे नाव	[illegible]
हस्ते असल्यास त्याचा नाव व पत्ता	[illegible]
मुद्रांक शुल्क रक्कम	१००
मुद्रांक विक्री नोंद वही क्रमांक व दिनांक	[illegible]
मुद्रांक विकत घेणाराची सही	
परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता	संजय मुरलीधर गांगुर्डे मुद्रांक विक्रेता (परवाना क्र.८३/२००१) गुरुकृपा,शिवाजी रोड, सीबीएस,नाशिक

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

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1. That the co-promoter, the declarant herein, alongwith one Nakshatra Infrastructures Private Limited 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. situated within the Nashik Municipal Corporation Limits, Nashik 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 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 anlongwith one Nakshatra Infrastructures Private Limited 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. The Co-promoters further declare that the Co-Promoters alongwith Nakshatra Infrastructures Private Limited have sold out the entire area share (i.e. 34% area share) and received the total consideration amounts from respective purchasers of the constructed premises.

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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.

Deponent

VERIFICATION

I, Santosh Shantilal Muthiyan, Age 43 years, r/o. Maharaja Complex, Nirala B..ar, Aurangabad(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, 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.

Deponent

Photos identified by Me

Sampat v. kude
Belotgavhan
Nashik

Solemnly affirmed
BEFORE ME

ASHOK S. RUMANE
Advocate & Notary Govt. of India
adhushri Apt., D.K.Nagar, Gangapur
Nashik Mob 9822

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