भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

₹ 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2015 ◐ PR 307020

TREASURY OFFICE THANE

24 JUL 2017

SJPHC ATO

Noted & Registered at Serial Number 3515 28/07/2017

This Documents Contains 04 Pages

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

Form B See rule 3(6)

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 **New Jay Ambe Associates Sharad Laxman Bodke** promoter of the proposed project / duly authorised by the promoter of the proposed project , vide its / his / their authorisation dated 28/07/2017.

We, promoters of the proposed project / duly authorised by the promoter of the proposed project ..... do hereby solemnly declare and undertake and state as under -

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद-४)

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे	
प्रतिज्ञापत्रासाठीचे कारण	(१०५)
मुद्रांक विकत घेणाराचे नाव व रहिवासी पत्ता	जय अंबे असोसिएट्स शरद लक्ष्मण बोडके सातपूर, नाशिक
मुद्रांक विक्री बाबतची नोंद वही क्रमांक व दिनांक	११३३६ दि. २८/१०/१६
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

1. That **Jay Ambe Associate Sharad Laxman Bodke** Promoters have a legal title Report to the Land on which the development of the project is proposed.

OR

That we 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 encumbrances .....including 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 ....

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.

New Jay Ambe Associate through
Partner Sharad Laxman Bodke
Promoter
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 28 th day of July 2017.

Deponent

Parties are Identified by
Ganesh Ashok Rongate

BEFORE ME
28/7/2017
M. Y. SURYAVANSHI
NOTARY GOVT. OF INDIA
Res. House No.15, Mhasrul Village, Nashik-4
Off. Chamber No.105/2, Dist.Court, Nashik-2