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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

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28 JUL 2017

ए.नु.क्र. 2902 दि. / /2017 रु. 200 रुपये

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे दुय्यम निबंधक

मुद्रांक घेणाऱ्याचे नांव हरीश कल्याणदास पांडे

दस्तचा प्रकार प्रतिज्ञापत्र

दु.निबंधक कार्यालय-नाशिक

दुसऱ्या पक्षकाराचे नांव:

मिळकत वर्णन:

रक्कम: शून्य रुपये

सही:

आर. डी. [illegible] कोर्ट अमीन, नाशिक लायसन्स नं ३३/...

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AFFIDAVIT CUM DECLARATI

[as per Rule 3 (6) of notification published by Government of Maharashtra under the Real Estate (Regulation and Development) Act 2016 FORM 'B']

NOTED AND REGISTERED AT SR. NO. [illegible] THE DOCUMENT CONSIS PAGES .....

Affidavit cum Declaration of **M/s Arham Constrotech Pvt Ltd** a registered company as per the provisions of company law having registered office at "Manisha", Ashangar, Nasik Road – 422 101 promoter/developer for ongoing project, **"Raman Park Phase – I"** situated at Nagade Shiv Road, Yeola – 423 401 upon plot no.8&9 out of Survey Number 16/14, through me (Deponent), Mrs Navita Milind Parakh, Age : 39 Yrs, Occupation : Business, Address: Manisha", Ashanagar, Nasik Road – 422 101 is Director of the said company.

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I, Mrs Navita Milind Parakh , being Director of the said registered company which is promoter of the proposed project do hereby solemnly declared, undertake and state as under:

1. That I have a legal title Report to the land on which the development of the project is proposed 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 details of encumbrances including dues and litigations, details of any rights, title, interest or name of any party in or over such land are as under : -

Details of Encumbrances :

a) The said land is mortgaged with Sardar Vallabhbhai Patel Co-operative Bank , the details of mortgage deed are as under : -

The piece and parcel of the land bearing Survey No. (16/4)16/14 part admeasuring area 00H80ARE situated at Village Taluka Yeola District Nashik is mortgaged alongwith other properties situated at Village Paregaon, bearing Survey No. 44/2A admeasuring area 01H42ARE, Survey No. 44/1 Part admeasuring area 00H97ARE + Potkharaba 00H04ARE, Survey No. 44/1 Part 01H02ARE + Potkharaba 00H04ARE. The said loan is borrowed by the co-Promoter / Land Owner of the Project Land. The project land is consisting of **Plot No. 8 & 9** of **Survey No. 16/14** situated at **Village Taluka Yeola,** Dist Nashik. The mortgage Deed is registered on 14/10/2015 at Sr No. 3642 in the Office of Sub-registrar, Yeola.

The above mentioned loan is the only encumbrance upon the said Project Land

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3. That the time period within the project shall be completed by me from the date of registration of project is on or before 30th October 2018.

4. For ongoing project on the date of commencement of the Act

(I) That seventy percent of the amounts to be realized hereinafter by promoter 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.

OR

(II) That the entire amounts to be realized hereinafter be promoter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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

6. That I 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

NOTED AND REGISTERED
AT NO. 2816 2017
THE DOCUMENT CONSIST
OF 3 PAGES .....

NOTARY
SUNIL B. TAJANPURE
ADVOCATE
DIST. NASHIK
REG. NO. 9445
GOVT. OF INDIA

7. That I shall take all the pending approvals on time, from the competent authorities.

8. 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.

9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

M/s Arham Constrotech Pvt Ltd
through its Authorised Director
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at on this 28th day of July 2017.

M/s Arham Constrotech Pvt Ltd
through its Authorised Director
Deponent

BEFORE ME

SUNIL B. TAJANPURE
ADVOCATE & NOTARY
Shri Niwas Krupa Society Flat No.
Vaibhav Nagar Jail Road Nashik Road

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