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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA © 2015 © PN 627817

दे.का.अ.नं. 3799 रु.100

दिनांक = 28 / 7 / 2017

हाजी इसाक मोहम्मद हुसेन

येवला

ह. शेख गफीर

वीर एम. गुजराथी
नोटरी मेंबर, येवला
ज.क्र. 241 ते 244

SUB TREASURY OFFICE
YEOLA DIST. NASHIK
25 JUL 2017
S.T.O. YEOLA

NOTARIAL NOTARY GOVT OF

AFFIDAVIT CUM DECLARATION

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

Affidavit cum Declaration of **Mr Haji Mohammad Issak Haji Mohammad Husain Age** : 43 Years, **Occupation** : Agriculture and Business, **R/o** : Pardeshipura, Village Taluka Yeola, District Nashik, Co-promoter/Land Owner for ongoing project, **"Raman Park Phase – I"** situated at Nagade Shiv

...of registration of project is on or before 30th October, 2018.

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Road, Yeola – 423 401 upon plot no.8 to 9 out of Survey Number 16/14, through me (Deponent).

I **Mr Haji Mohammad Issak Haji Mohammad Husain**, is Co-Promoter/ Land Owner 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

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

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(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.

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 agalnst any allottee at the time of allotment of any apartment, plot or building, as the case may be.

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Mr Haji Mohammad Issak Haji Mohammad Husain, Co-Promoter / Land Owner (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.



Mr Haji Mohammad Issak Haji Mohammad Husain, Co-Promoter / Land Owner (Deponent)

NOTARY VISHNU L. VANSE NIPHAD, NASHIK (MAHARASHTRA) REG. No. 7249 GOVT. OF INDIA

Noted & Registered at Serial Number 738/2017 Dt 29/7/17

THIS DOCUMENT CONTAINS Four PAGES only.

BEFORE ME
VISHNU LAXMAN VANSE
Advocate & Notary, Govt. of India
Advocate Chamber No 316, Niphad, Court Campus Niphad.

NOTARY VISHNU L. VANSE NIPHAD, NASHIK (MAHARASHTRA) REG. No. 7249 GOVT. OF INDIA