भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2015 ◐ PR 288368

24 JUL 2017

अ. नं. 9906 दि. ..... रु. 1001- पैकी रु. .....

श्री. / श्रीमती / मे. Radhe Developers

पत्ता A14, Chandra Niwas, Pande Govind Nagar, Nashik

तर्फे

सही गुरुचरण खारिजा

श्री. स. रा. अमृतकर
स्टॅम्प वेंडर, नाशिक.
(मु. वि. प. क्र. १०३/२०

TREASURY OFFICE NASIK
15 JUL 2017
STPNC ATO

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**FORM 'B'**

**[See rule 3(6)]**

4154 2017
25/7/2017

**DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PER AUTHORIZED BY THE PROMOTER**

NOTED & Registered at Serial Number

## Affidavit cum Declaration

Affidavit cum declaration of **Mr. Gurucharan M. Khareja** Promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its / his/ their authorization dated 24/07/2017.

ANIL G. BAFANA
ADVOCATE & NOTARY
16,Suyojit Trade Centre,Below Lokmat Office,
B/h.Niranjan Plywoods,Sharanpur Road,Nashik-2

NOTARY A. G. BAFANA REGD.NO.3146 DIST.COURT,NASHIK MAHARASHTRA EXD.22/9/2020 NOTARIAL GOVT. OF INDIA

NOTARY A. G. BAFANA REGD.NO.3146 DIST.COURT,NASHIK MAHARASHTRA EXD.22/9/2020 NOTARIAL GOVT. OF INDIA

I, **Gurucharan M. Khareja** promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/promoter have/has a legal title report to the land on which the development of the project is proposed.

OR

_____ have/has 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 **NIL** 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 dated of registration of project;

4. (a) For New Project :
That seventy percent of the amounts realized by me/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

(b) For ongoing project on the date of commencement of the Act.
(i) That seventy percent of the amounts to be realized hereinafter by me/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 entire of the amounts to be realized hereinafter by me/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 the project.

ANIL G. BAFANA
ADVOCATE & NOTARY
16,Suyojit Trade Centre,Below Lokmat Office,
B/h.Niranjan Plywoods,Sharanpur Road,Nashik-2

NOTARY
A. G. BAFANA
REGD NO.3146
DIST.COURT,NASHIK
MAHARASHTRA
GOVT. OF INDIA

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ADT 25/7/2017

NOTED & Registered at Serial Number

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

6. That I /Promoter shall get the account audited within six month 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 /Promoter shall take all the pending approvals on time, from the competent authorities.

8. That I /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 I /Promoter shall have/ has furnished such other documents as have been prescribed by the rules and regulation made under the Act.

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

Deponent

**Gurucharan M. Khareja**

Verification

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

**Gurucharan M. Khareja**

Verified by me at Nashik on this 24th day of July 2017.




NOTARY
A. G. BAFANA
REGD.NO.3146
DIST.COURT,NASHIK
MAHARASHTRA
EXD.22/9/2020
GOVT. OF INDIA

BEFORE ME

A. G. BAFANA
Advocate & Notary
16,Suyojit Trade Cnetre,Below Lokmat Office,
B/h. Niranjan Plywoods Sharanpur Road Nashik-2

NOTARY A.G.BAFANA NASHIK DIST. REGD.NO.3146 GOVT. OF INDIA