भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

सत्यमेव जयते

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2016 ◐

AD 972599

TREASURY OFFICE NASIK

27 JUN 2016

STPHC ATC

FORM 'B'
[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of M/s.Shilpa Estate, a partnership firm having its office at 2/sumangal Builders House,1st Floor Opp. Holaram Colony,Sadhu Waswani Road, Near MICO Circle, Nashik-422002 Promoter of the ongoing project "Empire Marvel" situated at S.No.28/1B+1C , Chedi BK. Nashik Road, Nashik -422 101 through its partner Jayesh Vallabhdas Thakkar age adult, Occupation : Business, residing at 7/Nealkanth, Chopda Estates,Gangapur Road,Nashik -422002

I, Jayesh Vallabhdas Thakkar Partner of at Shilpa Estates promoter of the proposed /~~duly authorized by the promoter of the proposed~~ project do hereby solemnly declare, undertake and state as under:

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

~~Or~~

~~Have/has a legal title report to the land on a 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.

SHILPA ESTATES

PARTNER

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दस्ताचा प्रकार/ अनुच्छेद	अॅग्रीमेंट टू सेल टिकलेरिया
दस्त नोंदणी करणार आहात का?	
नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव	
मिळकतीचे वर्णन	
मोबदला रक्कम	
मुद्रांक विकत घेणाराचे नाव	मे. शिल्पा इस्टेट 2. सुमंगल बिल्डर्स तर्फे भागीदार श्री [illegible]
दुसऱ्या पक्षकाराचे नाव	
हस्ते असल्यास त्याचा नाव व पत्ता	विनय कुलगा?
मुद्रांक शुल्क रक्कम	७००६
मुद्रांक विक्री नोंद वही क्रमांक व दिनांक	१२७७५ दि २८/०७/१७
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

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 the project shall be completed by me/promoter from the date of registration of project.

4. (a) For new projects :
That sev enty per cent 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 per cent 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 bank to cover the cost of construction and the land cost and shall be used only for that purpose.

SHILPA ESTATES

~~OR~~

(ii) That entire of the amounts to be realized hereinafter by me/promoter for the real 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

PARTNER

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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/the promoter 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 / the promoter shall take all the pending approvals on time , from the competent authorities.

8. That I/ 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 rule, within seven days of the said changes occurring.

9. That I /the promoter have/ has finished such other documents as have been prescribed by the rules and regulation 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.

SHILPA ESTATES

Deponent
M/s.Shilpa Estate, a par
Jayesh Vallabhdas Thakkar
PARTNER

Verification

The 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 29th day of July 2017.

SHILPA ESTATES

Deponent PARTNER
M/s.Shilpa Estate, a par
Jayesh Vallabhdas Thakkar

Noted & Registered
at Serial Number
6338
THIS DOCUMENT
CONTAINS (2) PAGES
Dt.: 29/07/2017

DEPONENT SWORN
AND DEPOSED BEFORE ME

LAXMANRAO F. LANDGE
ADV. & NOTARY GOVT. OF INDIA

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