



महाराष्ट्र MAHARASHTRA

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PR 289198

कारण - प्र.प्र. 126, JUL 2017.
म.नं. 4040 126, JUL 2017.
नं. - अशोका टाउनशिप
पना - बडावा, नाशिक
स्वते - मथुर पाटील
मही

TREASURY OFFICE NASIK

17 JUL 2017

STHC

ATO

श्री. ज्योती जीवन हिरे
स्टॅम्प वेंडर, नाशिक
म.वि प.क्र. ७/९६

Noted & Registered
at Serial Number
THIS DOCUMENT
CONTAINS 5 PAGES

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Affidavit cum Declaration

Dr 28/7/17

Affidavit cum Declaration of Ashoka Township (AOP) the Promoter of the proposed project; I, Mr. Anup Subhashchandra Katariya, duly authorized by the promoter of the proposed project vide its authorization dated 1st April 2017 do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land on which the development of the project is proposed.

2. That the said land is free from all encumbrances except following;

(1) **Special Civil Suit No. 261 of 1998**

(Rafiq V. Memon Versus Zinat Rafiq Memon & Others)

Rafiq Memon has filed a civil suit in the court of Civil Judge Senior Division, Nashik. The suit is for specific performance with an alternate relief for compensation of an amount aggregating approximately to Rs. 3.51 million with respect to land situated at Sinnar, Nashik bearing Survey No.935/1, 935/3B, 937/1, 937/2B, 936/1, 936/2A, 936/3 totally admeasuring approx. 96 acres out of which 48 acres is the subject matter of the suit being Special Civil Suit No.261/1998 filed in the court of Civil Judge Senior Division, Nasik. In the said suit, there is no injunction against the defendants. The Plaintiff has further made an application that since the above land is laid into plots; the plaintiff has amended the suit by replacing the Survey Nos. mentioned above by the Plot Nos. laid in the abovementioned Survey Nos... In the said suit, court has framed the issues. The matter is now kept for Hearing.

(2) **Special Civil Suit No. 1556 of 2012**

(Lahanu Ramji Pawar Versus Safiyoddin Sirajoddin Kazi)

Mr. Lahanu Pawar has filed a civil suit in the court of Civil Judge Senior Division, Nashik bearing Special Civil Suit No.1556/2012. The said suit is for specific performance with an alternate relief aggregating approximately to Rs. 0.36 million in respect of land situated at Sinnar, Nashik bearing Survey No.935/3B [1198], admeasuring an area of 6 H 21 R. Out of the said land, ¼ share of the aforesaid Defendants 1 to 3 (namely Saifiyoddin Sirajoddin Kazi, Fayamoddin Sirajoddin Kazi & Salaoddin Sirajoddin Kazi) and out of the said share, an area of 1 H 20 R i.e. approx. 3 acres, situated towards western side is the subject matter of this litigation. In the said suit, there is no injunction. The suit is now, pending for framing of issues by the court.

(3) **Special Civil Suit No. 441/2014**

Nazir Bannemiya Khatib (Deceased) Through his legal heir i.a. Banu Nazir Khatib & others has filed special Civil Suit no. 441/2014. This suit is filed for declaration and injunction. There are total 37 properties mentioned in suit properties in the plaint. Not a signal suit property mentioned in plaint are not owner by def. No. 17 to 19 i.e. Ashoka Promoters Pvt Ltd., Ashoka Premises Pvt Ltd. and Ashoka Nirmitee Pvt Ltd. The Def. No. 17, 18 & 19 have purchased Sr. No.935/1(1198/1), 935/3B (1198/3B), 936/2A (1200/2A), 936/1(1200/1), 936/3(1200/3), 937/2B (1199/2B) by various Sale Deeds which properties are not the subject matter of the said suit. The Plaintiffs have challenged the N.A. Orders,



Layout Orders obtained by the Def. No. 17, 18 & 19 in respect of the properties which are not the subject matter of the said Special Civil Suit No. 441/2014, the suit properties are not owned by the Def. No. 17 to 19, the suit is not tenable due to non-jurisdiction of the Civil Court. The properties which are purchased by the Def. No. 17 to 19 are purchased from its tenant owners (which were owners by virtue of Certificate Under Section-32 M of Bombay Tenancy and Agricultural Land act) it is crystal clear that the alleged legal heirs of the Inamdar Husen Saheb Khatib were not the owners of the said lands as the lands were occupied by the agricultural tenants and subsequently the agricultural tenants acquired the title of the lands. Now the matter is pending for filing say on exb. 91,93,95,97.

3. That the time within which the project shall be completed by the promoter is 31st January 2019
4. That seventy per cent of the amounts to be realized hereinafter by the 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
6. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a project have been utilized for the project and the withdrawal has followed the proportion to the percentage of completion of the project.
7. That the promoter 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 the promoter shall not discriminate against any Allottee at the time of allotment of any apartment, plot or building, as the case may be.

Katariya



(Deponent)

Ashoka Township (AOP)

Through Authorized Signatory

Mr. Anup Subhashchandra Katariya



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 28th July day of 2017

Katariya



(Deponent)

Ashoka Township (AOP)

Through Authorized Signatory

Mr. Anup Subhashchandra Katariya



IDENTIFIED BY

Mayor Patil

Patil



AFFIDAVIT

Solemnly affirmed before me
by Shri/Smt. *Anup Subhashchandra Katariya*
to *Nashik* Dist. *Nashik*
who identified by *Mayor Patil*
Whom he/she is personally known

SIGNED BEFORE ME

[Signature]

GOPAL CHINDHU BARKE
NOTARY Advocate For
Tal. Sinnar, Dist. Nashik-422103



CERTIFIED TRUE COPY OF THE RESOLUTIONS PASSED BY THE BOARD OF DIRECTORS OF ASHOKA NIRMITI PRIVATE LIMITED, ASHOKA PREMISES PRIVATE LIMITED AND ASHOKA PROMOTERS PRIVATE LIMITED, THE MEMBERS OF ASHOKA TOWNSHIP (AOP), AT THEIR MEETINGS HELD ON APRIL 1, 2017 AT - "ASHOKA HOUSE", ASHOKA MARG, NASHIK - 422 011

"RESOLVED THAT Mr. Anup Subhashchandra Katariya be and is hereby authorised, on behalf of the Company to sign and submit all the documents required in connection with RERA Registration of below projects :-

- 1) Project known as Valley of Flowers, "Gulmohar", whether partly or fully for 3 Nos. of Buildings viz. A,B,C Wings, cut of Survey No. 932/2+3/2D/1+932/2+3/2D/2, Plot No. 01, admeasuring area 5,496.00 Sq.mtrs., situated at Sinnar, Tal. Sinnar, Dist. Nashik;
- 2) Project known as Valley of Flowers, "Tulip", whether partly or fully for 1 No. of Building viz. B Wing, out of Survey No. 936/1/3+936/2A+936/3, Plot Nos. 224, 225 to 230 & 231, admeasuring area 720.00 Sq.mtrs., situated at Sinnar, Tal. Sinnar, Dist. Nashik; and
- 3) Project known as Valley of Flowers, "Neelmohar", whether partly or fully for 02 Nos. of Buildings viz. E & F Wings, out of Survey No. 936/1/3+936/2A+936/3, Plot Nos. 82 to 93, admeasuring area 2,394.00 Sq. mtrs., situated at Sinnar, Tal. Sinnar, Dist. Nashik.

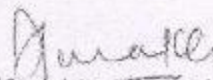
RESOLVED FURTHER THAT he is authorised to do all the needful that may be necessary for, incidental to and connected with above.

RESOLVED LASTLY THAT a certified True Copy of this resolution duly signed by any one Director of the Company be furnished to such persons/entities as may be deemed fit".

For Ashoka Township

Member No. 1

Ashoka Nirmiti Pvt. Ltd.


(Satish D. Parakh)

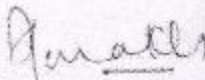
Director

DIN-00112324



Member No. 2

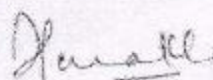
Ashoka Premises Pvt. Ltd.


(Satish D. Parakh)

Director

Member No. 3

Ashoka Promoters Pvt. Ltd.


(Satish D. Parakh)

Director