भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2015 ◐

PR 267771

TREASURY OFFICE NASIK

14 JUL 2017

STPHC ATO

ना. रोड अ. क्र. ६२५ किंमत १००/- रुपये दि.

स्टँप विक्रत घेणाऱ्याचे नाव

सही

NOTARY

NOTED & REGISTERED

at Serial 4001/2017

DATE 21/7/2017

THIS DOCUMENT Contains Pages 2

NOTARY A.V. JADHAV AREA-NASHIK MAHARASHTRA REGD No 6793 GOVT. OF INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. Sanklecha Constructions Pvt. Ltd. Through its Director Mr. Puneet Ajit Sanklecha (Developer) Promoter of proposed / ongoing project, vide his authorization dtd.21/07/2017.

I, M/s. Sanklecha Constructions Pvt. Ltd. Through its Director Mr. Puneet Ajit Sanklecha, Age:35 years, Occu; Business & Agriculturist, having its office at: 11, City Plaza, Opp. Kalika Mandir, Old Mumbai Agra Road, Nashik Promoter of ongoing project, do hereby solemnly declare, undertake and state as under:

1) That Mr. Anwar Hussain J. Thim has legal title report to the land on which the development of the proposed project i.e. **THE METROZONE ASPEN C-3** is to be carried out.

AND

A legally valid authentication of title such land alongwith authenticated copy of the agreement between me and Co-promoter i.e. Mr. Anwar Hussain J. Thim 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 or party in or over such land are as under:

a) Litigation Details:

Sr. No.	Name of Court	Type of Case	Petition	Case No.	Year	Injunction order (Yes/No)	Present Status
1	Civil Judge Senior Division, Nashik	Regular Civil Suit	-	31	2011	No	Pending on Exhibit hearing
2	Civil Judge Senior Division, Nashik	Regular Civil Suit	-	144	2014	No	Pending for recording evidence of plaintiff
3	Civil Judge Senior Division, Nashik	Special Civil Suit	-	324 (New No.744)	2012	No	For framing issues
4	Civil Judge Senior Division, Nashik	Special Civil Suit	-	229	2012	No	Pending for exhibit disposal

b) Encumbrances Details: The project land is free from encumbrances as per my knowledge except as mention above.

3) That the time period within which the project shall be completed by promoter from the date of registration of project **THE METROZONE ASPEN C-3** is 30/6/2018.

4) For ongoing project on the date of commencement of the Act:
i) That 70% of the amount to be realized hereinafter by me i.e. 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 Schedule Bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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

6) That I/Promoter shall get my accounts audited within 6 months after the end of every financial year by a practicing Charted Accountant and shall produced a statement of accounts duly certified and signed by such practicing Charted Accountant, and its shall be verified during the audit that, the amount collected for particular project have been utilized for the project and the withdrawn has been in compliance with the proportion to the percentage of completion of the project.

7) That I/Promoter shall take all the pending approval on time, from the competent authorities as per the agreement with promoter if any.

8) That, I/Promoter shall inform the authority regarding all the changes that have occurred in the information furnished under Sub-Sec.2 of Sec.2 of the Act and under Rule 3 of this Rules, within 7 days of the said changes occurring.

9) That, I/Promoter has furnished such other documents as have been prescribed by the rules and regulations 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

IDENTIFIED-BY
D.N. Telangi

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 Nasik on this 21 day of July 2017

Deponent

BEFORE ME
ANIL V. JADHAV
ADVOCATE & NOTARY
GOVT. OF INDIA
NASIK - 422 002

NOTARY
A.V. JADHAV
NASHIK
GOVT. OF INDIA