

जोड़पत्र - २

दस्तावा प्रकार/अनुच्छेद क्रमांक :

दस्ता नोंदणी करणार आहेत का ? :

नोंदणी होणार असल्यास कुठल्या निबंधक कार्यालयाचे नाव : , ,

निकालीने कार्यत :

मोहरसह रकम :

मुद्रांक विकत घेण्यासाठी नाव :

दुसऱ्या पक्षकडून नाव

हस्त अंतर्गत त्यांचे नाव घेता . तिथि ०१/०५/१६

मुद्रांक घुसक रकम

मुद्रांक विक्री नोंद वही अनुक्रमणिका/दिनांक :

२३९८११

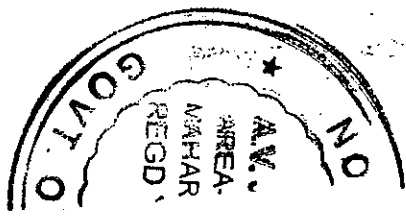
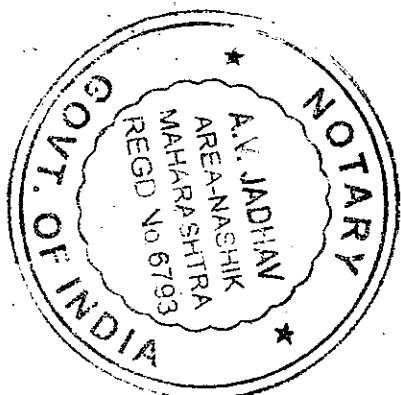
मुद्रांक विक्री देणाऱ्याची सही :

दि नाथिक डिस्ट्रिक्ट ऑफ मराठवाडा

महरीश्वरपूर को-ऑप. सोसायटी दि. नाथिक,

खसि. नं. एम.एस.के./जी.एम.एल./११२/१९७८ नाथिक कोर्ट

मुद्रांक विक्रेत्याची सही



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

OR

"M/s. Perfect Buildcon" through proprietor Mr. Anil Shankar aher 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 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 date of registration of project is **15/10/2021**;

4. (a) For New Projects:

~~IDAHA~~ ~~What~~ ~~seventy~~ per cent of the amounts realised by me/promoter for the real estate project from the ~~ASHA~~ ~~allottees~~ from time to time, shall be deposited in a separate account to be maintained in a scheduled bank ~~SHTRA~~ cover the cost of construction and the land cost and shall be used only for that purpose
to 6793

(b) ~~For ongoing project on the date of commencement of the Act~~

~~INC~~ (i) ~~That~~ ~~seventy~~ per cent of the amounts to be realized hereinafter by me/promoter for 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 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.~~

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That ~~I/~~ 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 utilised 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 rules, within seven days of the said changes occurring.

9. That the promoter have/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.


Mr. Anil Shankar Aher
Deponent

Verification

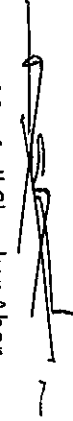
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Nashik on this 16th day of December 2017.



Nilesh G. G. G. G. G.
IDENTIFIED-BY




Mr. Anil Shankar Aher
Deponent



BEFORE ME
31/12/18
ANIL V. JADHAV
ADVOCATE & NOTARY
GOVT. OF INDIA
NASHIK - 422 002

