

महाराष्ट्र MAHARASHTRA ◐ 2015 ◐ PR 399913

कारण - बिक्रीसाठी

31 JUL 2017

अ.मं. पुणे ३ दि. /२०१ कि. रु. 900/-

नांव :- शिवम रियलटर्स

पत्ता :- तारवाला नगर नाशिक

हस्ते सितेश पटेल

सही

SURY OFFICE NASIK

28 JUL 2017

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NOTARY S.N.AHER AREA DIST.NASHIK REG. NO. 753 Exp. Dt. 17/03/2018 GOVT. OF MAHARASHTRA

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FORM-B

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Shivam Realtors Partnership Firm through Partner Mr. Mitesh Mohanlal Patel** Add. Flat No. B-07, White Flag Society, Hirawadi, Meri Road, Nashik -422003 of ongoing project **"Shreeyog Row Bungalow"** constructed on **Plot No. 50 area adm. 270.00 Sq. Mtrs., & Plot No. 51 area adm. 298.50 Sq. Mtrs.,** out of **Survey No. 486,** of the property situated at **Village - Adgaon,** Tal. & Dist. Nashik-422003, authorization dated 29/07/2017.

नमुना ३

मुद्रांक शुल्क अधिनियम, १९५८ कलम ९ अन्वये.

दिनांक नोंदणी झाल्याचा आहेर हा

बोटणी झाल्याचा दस्तावर दिनांक न्यायालयाचा शेरा

मुद्रांक शुल्क वसूल

गहाळला स्टॉक

मुद्रांक विक्रेता

मुद्रांक शुल्क रु.

मुद्रांक क्रमांक ९००१

मुद्रांक विक्री नोंद वही अनु.क्रमांक दिनांक ५४१२

मुद्रांक विक्रेत परवानाची मुदत

व्यक्तीधारक मुद्रांक विक्रेत्याची सही

मुद्रांक शुल्क रु. ७/५

Vikas Khanekar

सिनेजी पटेल

13 JUL 2017

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I, **Mr. Mitesh Mohanlal Patel** aged- 30, R/o. Flat No. B-07, White Flag Society, Hirawadi, Meri Road, Nashik -422003 promoter of the proposed hereby solemnly declare, undertake and state as under:



1. That promoter have / has a legal title report to the land on which the development of the project is proposed 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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by developer **Mr. Mitesh Mohanlal Patel** from the date of registration of project is on or before **31st Aug, 2018.**
4. That seventy per cent of the amounts to be realized hereinafter by 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 entire of the amounts to be realized hereinafter by 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.
6. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
7. 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 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.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. 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.
10. That the promoter has furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
11. That the promoter shall not discriminate against any allottee at the time of

NOTARY
S. N. AHER
AREA DIST.NASHIK
REG NO. 753
Exp. Dt.
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allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

VERIFICATION

Shivam Realtors Partnership Firm through Partner Mr. Mitesh Mohanlal Patel do hereby verify that, the contents in para No. 1 to 11 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 31th July, 2017.

Deponent

Noted and Registered at Serial Number
A284/2017
31/7/2017

BEFORE ME
31/7/2017
S. N. AHER
NOTARY, MAHARASHTRA STATE
ADVOCATE NOTARY
Chamber No. 307, Buliding No.3,
District Court, Nashik - 2.