

FORM 'B'
[See rule 3(6)]

For The Akola Urban Co-op. Bank Ltd.
(Multi-State Scheduled Bank)
Branch Nashik
Authorised Signatory

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MR. DEEPAK RAMCHANDRA BAGAD**, Age- 56 Years, R/o- 1/2, Ramtirth Park, Kulkarni Colony, Sadhu Vaswani Road, Nashik- 422 002, Partner of **M/s. BAGAD PROPERTIES** (A registered Partnership firm) is the promoter of **Nature's Pride**, Westwind Meadows, Riverfront Cruiseway, Makhmalabad, Nashik.

I, **Mr. Deepak Ramchandra Bagad** promoter of ongoing project **Nature's Pride** do hereby solemnly declare, undertake and state as under :

1. That I/promoter have a legal title Report to the land on which the development of the project is going on.
2. That the land is free from all encumbrances except the loan from ICICI Bank Ltd. The said loan is a project loan or construction finance loan and the said property is subjected to the said Bank as a security for the repayment of the loan. However, to execute the agreement and final deed of Apartment or Possession letter, the Promoter will obtain No Objection Certificate from the concerned Bank. Except this liability said property is not encumbered in any way whatsoever manner.

That the time period within which the project shall be completed by me/promoter from the date of reistration of project;

(a) For new projects : That seventy percent of the amounts realised by me/promoter for the real estae project from the allttees, from time to time, shall be deposited in separate account to be maintained in 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 realised hereinafter by me/promoter for the real estae project from the allottees, from time to time, shall be deposited in separate account to be maintained in a scheduled bank to cover the cost construction and the land cost and shall be used only for the purpose.

OR

- (ii) That entire of the amounts to be realised 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 in a scheduled bank to cover the cost of construction and land cost and shall be used only for that purpose, since the estimated receivable of the project is less that the estimated cost of completion of the project.



The Akola Urban Co-Operative Bank
Ltd. Akola Branch Nashik, Maharashtra
Pillar Building, Samant House, Old
Akola Road, Nashik.

Stamp: R. 0600 10/12/2017
Stamp: 186059
Stamp: 67067
Stamp: 15 JUL 2017
Stamp: 15 JUL 2017



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 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 I/the promoter has furnished 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.



MR. DEEPAK R. BAGAD
Bagad Properties - Partner
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 15th day of July 2017.

MR. DEEPAK R. BAGAD
Bagad Properties - Partner
Deponent



Noted and Registered
at Serial Number

435/2017

15/7/2017

