भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2015 ◐

TREASURY OFFICE NASHIK
PR 299933
20 JUL 2017
STPHC ATO

अ न 2247 रु 100/- दि 26 JUL 2017

नाव - प्रशांत दिनचंद पारीत.

हस्ते - मे. पुष्कर अप्पा पाटील एन्जे.

- कॉन्ट्रॅक्टर आर्किटेक्ट.

Edit खाजगी दस्तासाठी.

शुक्ल योगेश वसंत
स्टॅम्प वेंडर, नाशिक

सही.

NOTARY PRAKASH K. SONAWANE AREA DIST. NASHIK REG. NO. 8987 NOTARIAL GOVT. OF INDIA

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FORM 'B'
[SEE RULE 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. PACIFIC BUILDERS** a partnership firm registered under Partnership Act,1932 having registered Having its office **at 1 & 2 Audumbar Apartment, Patil Lane No. 4, College Road, Nashik - 422005.**,promoter of ongoing project named as **PRABHU'S ATLANTIS** situated at **Plot No. 1 S.No.39/1B+39/1B/3 to 9 of Anandwalli Shiwar Rameshwar Nagar Gangapur Road, Nashik** admeasuring total Area 9426.66 out of which 5300.00 Sq.Mtrs area towards the Northen Side alongwith additional F.S.I. of 2575.00 Sq.Mtrs. for DP Road Cutting & 2740.00 Sq.Mtrs. T.D.R. benefit + Proposed T.D.R to be

PACIFIC BUILDERS

Partner

Purchase of 2050 Sq.Mtrs. Through it's duly authorized partner, **Mr. Prashant Harchand Patil,** age 47 Years, Occupation: Business, Adress Plot No.3 Sr No. 717, Prabhu Bunglow, Thattewadi, Behind Nirman Classic, Gangapur Road, Nashik,

I, **Mr. Prashant Harchand Patil Partner of M/s. PACIFIC BUILDERS,** promoter of the ~~proposed~~ Ongoing project named Prabhu's Atlantis ,do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the proposed project is to be carried out

   AND

   a. legally valid authentication of title of land **PRABHU'S ATLANTIS** situated at **Plot No. 1 S.No.39/1B+39/1B/3 to 9 of Anandwalli Shiwar Rameshwar Nagar Gangapur Road, Nashik** admeasuring total Area 9426.66 out of which **5300.00 Sq.Mtrs area towards the Northen Side** alongwith **additional F.S.I. of 2575.00 Sq.Mtrs. for DP Road Cutting & 2740.00 Sq.Mtrs. T.D.R. benefit + Proposed T.D.R to be Purchase of 2050 Sq.Mtrs.** for development of the real estate project is enclosed herewith.

2. ~~That the said land is free from all encumbrances.~~

   OR

   That details of encumbrances including dues and litigations, of any rights, title, interest or name of any party in or over such land, along with details as under:

Sr. No.	Details of Encumbrances
1	As per registered mortgage deed executed on 15th April,2014 vide serial No.3539/2014 in the office of Joint Sub Registrar Class-5, Nashik, the promoter has inter alia mortgaged all that piece and parcel of land of Project Prabhu's Atlantis situated at Plot No.1 out of S.No.39/1B+39/1B/3 to 9 of Anandwalli Shiwar Tal, Dist,Nashik total admeasuring area 9426.66 Sq. Mtr out of which 5300 Sq. Mtrs, alongwith FSI Rights of 2575 Sq. Mtr together with present and future construction thereon and any accruals/ income /claim that may arise from the land/ construction thereon and all receivables from sale of any unit constructed on that abovementioned Project Land in favour of HDFC Ltd. Nashik

3. That the time period within which the project shall be completed by promoter from the date of registration of project is on or before **31st Dec,2021**

4. For ongoing project That seventy per cent of the amounts realised 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 the land cost and shall be used only for that purpose.

PACIFIC BUILDERS

Partner

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

6. That I shall get the accounts audited within six months after the end of every financial year by a chartered accountant, 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 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 Shall takes all the pending approvals on time, from the competent authorities.

8. That I 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 2 of these rules, within seven days of the said changes occurring.

9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I Shall not discriminates against any allottee at the time of the allotment of any apartment, plot or building, as the case may be.

PACIFIC BUILDERS

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 **27th July** on this **2017** day of.

PACIFIC BUILDERS

Partner
Deponent

NOTARY
PRAKASH K. SONAWANE
AREA DIST. NASHIK
REG. NO. 8987
GOVT. OF INDIA

BEFORE ME

PRAKASH K. SONAWANE
Advocate & Notary
Govt. of India
Old Pandit Colony, Nashik-2.

27/07/2017
Noted & Registered
at Serial Number
102/2017

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