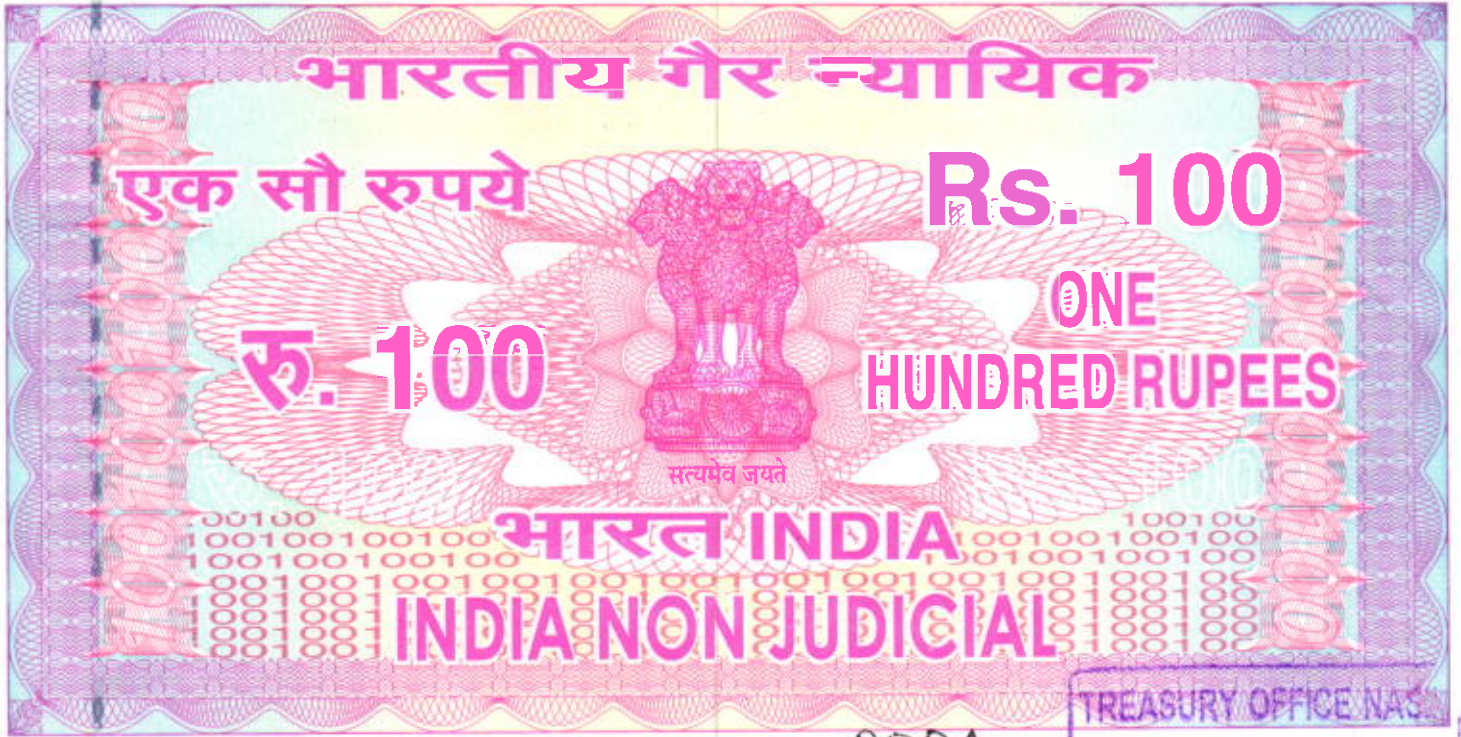




महाराष्ट्र MAHARASHTRA

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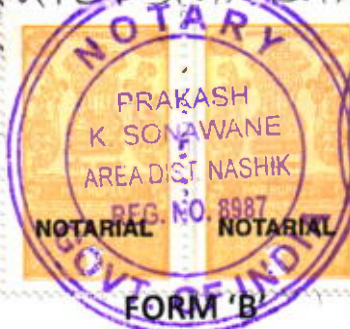
हस्ता

राजश्री कन्स्ट्रक्शन्स

203 पद्म विश्व केंद्र, पंडित कॉलोनी, शरानपुर रोड, नाशिक

हस्ताक्षर

Uday Ramesh Kothawade



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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **RAJASHREE CONSTRUCTIONS**, a partnership firm, registered under the provisions of the India Partnership Act, 1932, having its registered office at 203, Third Floor, Padma Vishwa Centre, Old Pandit Colony, Sharanpur Road, Nashik – 422002, promoter of ongoing project “**RAJASHREE OYSTER**” through its duly authorized signatory, **Mr. Uday Ramesh Kothawade**, vide authorization dated 15th July, 2017.

I, Uday Ramesh Kothawade, duly authorized by the promoter of the ongoing project, do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title report to the land on which development of the said 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 details of encumbrances are as under:

Sr. No.	Details of encumbrances
1	Rajashree Construction has availed cash credit facility from "The Shamrao Vithal Co-operative Bank Ltd.", Nashik Branch. As per the registered mortgage deed executed on 24th June, 2013, registered in the office of Joint Sub Registrar Class-II, Nashik-2, the promoter has mortgaged following securities: - Project land bearing survey no. 233/2/B/1 at Nashik admeasuring 6000 sq meters. - Hypothecation of stock of construction material at site. - Stock of completed construction. - Stock of Work in Progress & Raw Material at land bearing survey no. 233/2/B/1 at Nashik. In favour of The Shamrao Vithal Co-Operative Bank Ltd.

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 December, 2022.

4. For ongoing project on the date of commencement of Act

- (i) That seventy per cent of the amounts realized hereinafter by promoter for the said 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 amount to be realized hereinafter by promoter for the real estate from the allottees, from time to time, shall be deposited in a separate account to be maintain in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose, Since the estimated receivable is less than the estimated cost of completion of the project.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in accordance with Rule 5.

6. 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. 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.
9. That the promoter 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, on any grounds.



Deponent

Verification

I, Uday Ramesh Kothawade hereby verify that 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 Nashik on this 29th day of July, 2017.



Deponent



BEFORE ME



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

29/07/2017
Noted & Registered
at Serial Number
105/2017

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