भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2016 ◐ AC 041838

NOTARY A. I. SHAIKH AREA DIST. NASHIK MAHARASHTRA REGD. No. 7473 NOTARIAL GOVT. OF INDIA

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...GE NASIK

11 AUG 2017

STPHC ... ATO

NOTARY
NOTED & REGISTERED
at Serial 952/2017
DATE 31/8/2017
THIS DOCUMENT
Contains 04 Pages

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **M/s VISION ASSOCIATES** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization **Dated 30, August 2017** ;

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARY A. I. SHAIKH AREA DIST. NASHIK MAHARASHTRA REGD. No. 7473 GOVT. OF INDIA

दस्ताचा प्रकार/अनुच्छेद	बिक्रीदस्त
दस्त नोंदणी करणार आहात का?	-
नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव	-
मिळकतीचे वर्णन	
मोबदला रक्कम	
मुद्रांक विकत घेणाराचे नाव	विनय असोसिएटस 3. बालुर्ण बिल्डींग, लेवल 5, नवीन पंडित कॉलनी नाशिक
दुसऱ्या पक्षकाराचे नाव	२रा
हस्ते असल्यास त्याचा नाव व पत्ता	विलास देशमुख - मुखे आडुसा देवळाली प्रवरा ता.राहुरी
मुद्रांक शुल्क रक्कम	५००/-
मुद्रांक विक्री नोंद वही क्रमांक व दिनांक	१३३८१ दि १८/८/२०१७
मुद्रांक विकत घेणाराची सही	
परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता	संजय मुरलीधर गांगुर्डे (मुद्रांक विक्रेता) (परवाना क्र.८३/२००१) गुरुकृपा,शिवाजी रोड, सीबीएस,नाशिक

NOTARY
A. I. SHAIKH
AREA DIST. NASHIK
MAHARASHTRA
REGD. No. 7473
GOVT. OF INDIA

1. That I / We **M/s VISION ASSOCIATES** promoter have / has a legal title Report to the land on which the development of the project is proposed

OR

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 **---NA---** 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/us promoter from the date of registration of project ;

4. (a) For new projects :

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.

(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 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 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 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.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / We **M/s VISION ASSOCIATES** the 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

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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 / We **M/s VISION ASSOCIATES** the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ We **M/s VISION ASSOCIATES** 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 / We **M/s VISION ASSOCIATES** the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/ We **M/s VISION ASSOCIATES** the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent
M/s VISION ASSOCIATES
Dated 30, August 2017

Verification

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 on this day of.

Deponent
M/s VISION ASSOCIATES
Dated 30, August 2017

NOTARY A. I. SHAIKH AREA DIST. NASHIK MAHARASHTRA REGD. No. 7473 GOVT. OF INDIA

NOTARY
A. I. SHAIKH
AREA DIST. NASHIK
MAHARASHTRA
REGD. No. 7473
GOVT OF INDIA

Verification

I (1) Mr. **Rajesh Gokalsingh Gurudinasinghani** Aged **47** Yrs. Occupation Developer R/o **07, Beegee Niwas, Sahadev Nagar, Pumping Station, Gangapur Road, Nashik 422013.**
(2) Mr. **Umakant Trimbak Thorat** Aged **70** Yrs. Occupation Developer R/o **24, Om Heights, Bhivani Chowk, Shivaji Nagar, Satpur, Nashik 422007.**
&
(3) Mrs. **Sushila Dattatray Kalamkar** Aged **66** Yrs. Occupation Developer R/o **23, Om Heights, Bhivani Chowk, Shivaji Nagar, Satpur, Nashik 422007.**

Of **M/s Vision Associates** partnership firms through its partnership firm's PAN No. **AAOFV0511H**. A partnership Firm, Address - **Shop No. 03, Bagul Building, Lane No. 05, New Pandit Colony, Sharanpur Road, Nashik 422002** (Promoter of the proposed project Om Heights duly authorized by the Promoter of the proposed project, do hereby solemnly declared that the above 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 day 31 day of August, 2017.

1. _____ **Mr. Rajesh Gokalsingh Gurudinasinghani**

2. _____ **Mr. Umakant Trimbak Thorat**

3. _____ **Mrs. Sushila Dattatray Kalamkar**

Deponent/s

IDENTIFIED-BY

NOTARY
A. I. SHAIKH
AREA DIST. NASHIK
MAHARASHTRA
REGD. No. 7473
GOVT. OF INDIA

BEFORE ME
A. I. SHAIKH
Advocate & Notary Govt.of India
R/O. Melang Society, Jail Road
Nashik-Road, NASHIK