



महाराष्ट्र MAHARASHTRA

2015

PR 310506

13 JUL 2017  
अ. नं. 10765 दि. 13/7/2017 र. 10765 पेकी रु. 100000  
श्री. / श्रीमती / सी. निमिती बिल्डटेक  
पत्ता 108/4 पेठस पेयवी जायके  
हस्तो दीपक पवार  
सहो



श्री. सं. रा. अमृतकर  
स्टेप वेंडर, नाशिक.  
(मु. वि. घ. क्र. १०३/२००२)

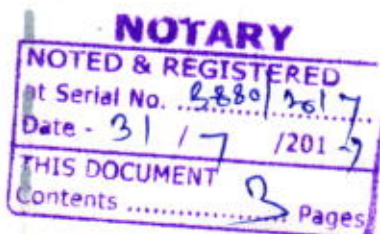
FORM 'B'

[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 M/s. NIRMITI BUILDTECH, a partnership firm, registered under the provisions of the India Partnership Act, 1932, having its registered office at 302, Ronak Heights, Raka Colony, Sharanpur Road, Nashik - 422002, promoter of ongoing project "TOWN SQUARRE - PHASE II" through its duly authorized signatory and partner, Mr. Deepak Balasaheb Dharrao, vide authorization dated 25<sup>th</sup> July, 2017



I, Deepak Balasaheb Dharrao, 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 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 project land is free from all encumbrances.

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 31<sup>st</sup> December, 2021.

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.



*[Signature]*  
Deponent

### Verification

I, Deepak Balasaheb Dharrao, partner and authorized signatory of M/s. Nirmiti Buildtech, 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 31<sup>st</sup> day of July, 2017.

**Parties  
Identified by Me**

*[Signature]*  
Sandip J. Pawar



*[Signature]*  
Deponent

**Solemnly affirmed  
BEFORE ME**

**ASHOK S. RUMANE**  
Advocate & Notary Govt. of India  
adhushri Apt., D.K.Nagar, Gangapt  
Nashik Mob 982228918

