भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2017 ◑

18 SEP 2017

विकीचे ठिकाण नाशिक कोर्ट रु. ५१७८३ दि.

स्टँप घेणाराचे नांव नारायण लाभु सरोदे

हस्ते पुथा १ ४३७

सही

TREASURY OFFICE NASIK RV 024134

- 7 SEP 2017

STPHC ATC

Noted & Registered at Serial Number 4292 8/9/2017

This Documents Contains 10 Pages

NOTARIAL NOTARY M.Y. SURYAVANSHI NASHIK DIST AREA (MAHARASHTRA) Regd. No. 2677 Expire on 20/7/2019 GOVT. OF INDIA NOTARIAL

NOTARIAL NOTARY M.Y. SURYAVANSHI NASHIK DIST AREA (MAHARASHTRA) Regd. No. 2677 Expire on 20/7/2019 GOVT. OF INDIA NOTARIAL

Form B See rule 3(6)

Declaration , supported by an Affidavit, which shall be signed by the Promoter or any person authorised by the Promoter.

Affidavit Cum Declaration

Affidavit Cum declaration of **Shri. Narayan Labhu Sarode, R/o. Plot No. 9, Pandurang Niwas, Bhadrapad Sector, Sinhasth Nagar, Cidco, Nashik** promoter of the proposed project / duly authorised by the promoter of the proposed project , vide its / his / their authorisation dated / /2017.

I, promoter of the proposed project / duly authorised by the promoter of the proposed project **Vastu Park, situatedat Chunchale , Gat No. 63/1 A, Plot No. 31, admeauring area 278.00 Sq.Mtrs. City Survey No. 2291 PlotNo. 32, area 278. 00 Sq.Mtrs. City Survey No. 2292** do hereby solemnly declare and undertake and state as under -

जोडपत्र

दस्ताचा प्रकार / अनुच्छेद क्रमांक :

दस्त नोंदणी करणार आहेत का ? :

नोंदणी होणार असल्यास पुढील नियंत्रक कार्यालयाचे नाव :

मिळकतीचे वर्णन :

मोबदला रक्कम :

मुद्रांक विक्रेत्याचे नाव : 01/2401 सुनिता सुर्यवंशी

मुद्रांक खरेदीदाराचे नाव : Yogesh सुर्यवंशी

इसमे असल्यास त्यांचे नांव व पत्ता :

मुद्रांक शुल्क रक्कम :

मुद्रांक विक्री नोंद वही अनुक्रमांक/दिनांक : 9498

मुद्रांक विक्रेत्याची सही :

दि नाशिक डिस्ट्रीक्ट ऑडव्होकेट

मल्टीपर्पज को.ऑप.सोसायटी लि.नाशिक

रजि नं.एन.एस.के./जी.एन.एल./११२/१९७८ नाशिक कोर्ट

मुद्रांक विक्रेत्याची सही

1. That I, **Shri. Narayan Labhu Sarode,** Promoter have a legal title Report to the Land on which the development of the project is proposed.

OR

That I have 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 .....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 / promoter from the the date of registration of project dated .....

4. (a) For New Projects

That seventy percent amounts realised by me 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 on the date of commencement of the Act

i. That seventy Percent of the amount to be realised hereinafter by me for 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. The entire of the amount to be realised hereinafter by me for 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 estimate receivable of the project is less than the estimated cost of completion the project.

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

6. That I promoter shall get the accounts audited within six months after the end of the financial year by a 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 for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I / promoter shall take all the pending approvals on time , from the competent Authorities.

M .Y.
SURYAVANSHI
NASHIK DISTT.AREA
(MAHARASHTRA)
REG. No.2077
Expire on
20/7/2019
GOVT. OF INDIA

8. That I / promoter shall inform the authority regarding all the changed 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 have furnished such other documents as have been prescribed by the rules and regulations 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.

Shri. Narayan Labhu Sarode,
Deponent

Verification

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by my therefrom.

Verified by me at Nashik on this 8 th day of Sept. 2017.

Shri. Narayan Labhu Sarode,
Deponent

Parties are
Identified by

धनेश नारायण सरोदे

BEFORE ME

M. Y. SURYAVANSHI
NOTARY, GOVT. OF INDIA
Res.-House No.15, Mhasrul Village, Nashik-4
Off.-Chamber No.105/2, Dist.Court, Nashik-2.