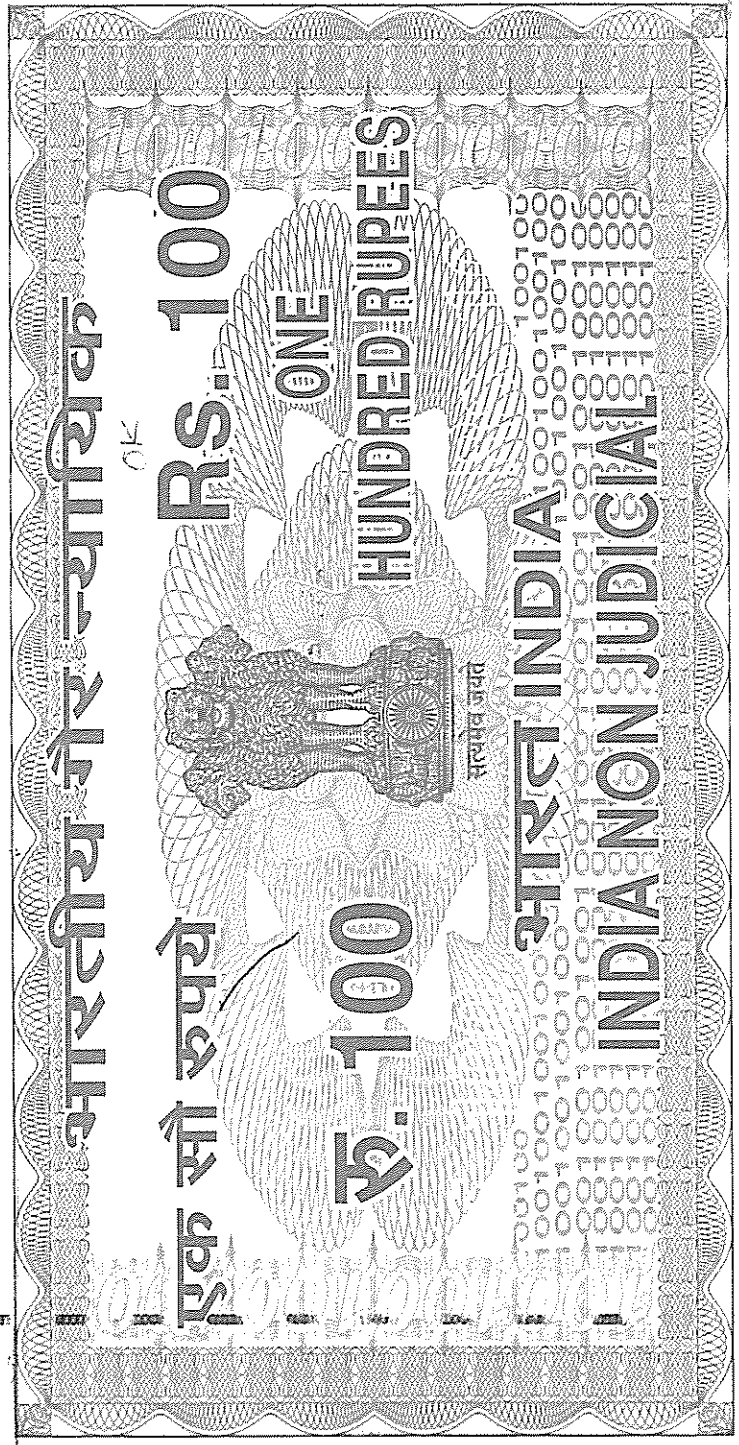




महाराष्ट्र MAHARASHTRA

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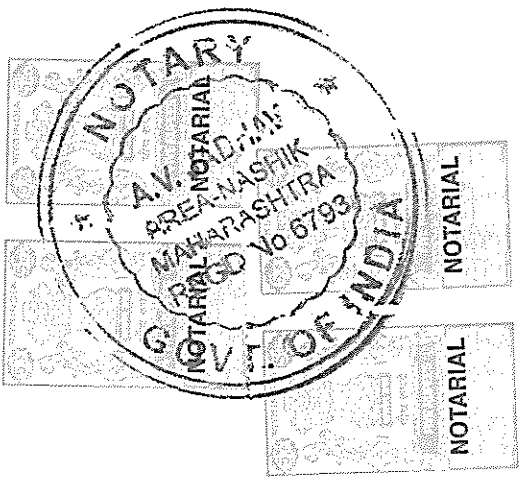
29 JAN 2018

31 JAN 2018

विक्रमिने रिमाण न्यायिक कोर्ट द्या २०१८
द्वितीय घेणाराचे मंद. ५२.७६८८. वि.क्र.१०१०
द्वारे निवेदन आहे.
सही
.....

दि. ३१/०१/२०१८
को. ५२.७६८८. वि.क्र.१०१०
रजि. नं. ५२.७६८८. वि.क्र.१०१०

NOTARY
Notary Seal
At Serial 496/2018
DATE 31/1/2018
THIS DOCUMENT Contains Page 1 of 1



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 Mr. Anil Shankar Aher, promoter of the proposed project "Sai Meghdoot" /
duly authorized by _____, the promoter of the proposed project, vide its/his/their authorization dated _____

जोड़पत्र - २

दस्तावा प्रकार / अनुच्छेद क्रमांक :

दस्ता नोंदणी करार करील की ? :

नोंदणी होणार असल्यास दुसऱ्या विभागात कार्यवाही करणं : २

मिळणं : २०१८

मोठ्या रकम :

मुलां किंवा देणू, दातऱ्या :

दुसऱ्या रकम : २०१८

हल्ली असल्यास त्याचे सगळे माला :

मुलां किंवा रकम :

मुलांक किंवा देणू, दातऱ्या/दिनांक : २०१८

मुलां किंवा देणू, दातऱ्या :

दि. २०१८/२०१८/२०१८

मल्लीपत्राची को-ऑप.सोसा. ही कि.मल्लिक.

रजि.नं. एन.एस.के./जी.एस.एल./१९९८/१९९८/१९९८

मुलांक किंवा देणू, दातऱ्या



I, Mr. Anil Shankar Aher, promoter of the proposed project / duly authorized by _____, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed

OR

"M/s. Perfect Buildcon" through proprietor Mr. Anil Shankar Aher 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 including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details :

Details of encumbrances:

As per Registered mortgage deed executed on 18th May 2017 registered in the office & Joint Sub Registrar Class II Nashik - 6 the promoter has inter alia mortgaged all that piece & parcel of located at S. No. 656/1/1B/45 + 46 Final Plot No. 387 A Plot No. 42 + 43. Redevelopment of M/s. Meghdoot Co. op. Hsg. Society, Pandit Colony, Sharanpur Road, Nashik. Construction their on Flat No. 12, 7, 8, 11, 14, 17, 18 & 21 area admeasuring 716, 826, 1332, 716, 785, 1114, 1034, 1085 & 1288 sq. ft. in favour of The Karur Vysya Bank Ltd.

3. That the time period within which the project shall be completed by me / promoter from the date of registration of project is **14/10/2021**;

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 realized hereinafter by me / promoter 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) That entire of the amounts to be realized hereinafter by me / promoter 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 estimated 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 every 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 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 / 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 have/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.



Mr. Anil Shankar Aher
Deponent

Verification

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

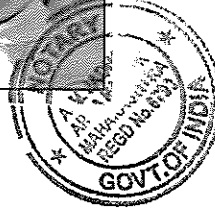
Verified by me at Nashik on this 16th day of December 2017.



IDENTIFIED BY
Villesh Gangwade




Mr. Anil Shankar Aher
Deponent



BEFORE ME

ANIL V. JADHAV
ADVOCATE & NOTARY
GOVT. OF INDIA
NASIK - 422 002

