

जोडावाज - २

दस्तावा मजग / अनुकोट लपक :

दस्त नोंदणी करणार असेल का ? :

नोंदणी होणार असल्यास दुय्यम निवेदन संपादन करणार का ? :

निवेदन : अने :

दस्तावा मजग :

मुद्रांक निवेदन होणार का ? :

दस्तावा मजग : काय

होते असल्यास सांगणे करा व काय :

मुद्रांक मुद्रांक व काम

मुद्रांक दि. १०/०५/२०१८ मुद्रांक दि. १०/०५/२०१८ :

मुद्रांक निवेदन होणार का ? :

दि. १०/०५/२०१८ दि. १०/०५/२०१८ :

मजग मजग / जो. एन. एन. / ११२, ११२८ / ११२, ११२८

मजग मजग / जो. एन. एन. / ११२, ११२८ / ११२, ११२८

मुद्रांक निवेदनाची सही.



1/s. Perfect Buildcon through proprietor Mr. Anil Shankar Aher 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 encumbrance including dues, details of if any rights, title, interest or name of any party in or over such land are as under :

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.)~~ ^X Meghdoot Co. op. Hsg. Society, Pandit Colony, Sharanpur Road, Nashik. Construction their on Flat No. 1,2,7,8,11,14,17,18 & 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 we 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 we shall take all the pending approvals on time, from the competent authorities.

8. That we 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For Meghdoot Co-op Housing Society

Kanhe V.P.

Mr. Vinayak P. Kanhe

Chairman

Deponent

Verification

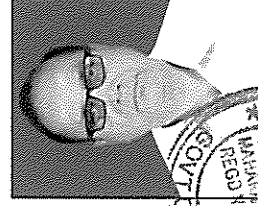
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

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



IDENTIFIED BY

Nilesh Gangwade.
Nilesh



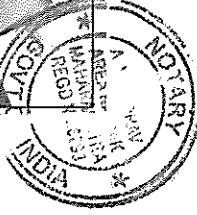
For Meghdoot Co-op Housing Society

Kanhe V.P.

Mr. Vinayak P. Kanhe

Chairman

Deponent



BEFORE ME

3/11/2018
ANIL V. JADHAV
ADVOCATE & NOTARY
GOVT. OF INDIA
NASIK - 422 002

