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महाराष्ट्र MAHARASHTRA ◑ 2017 ◑





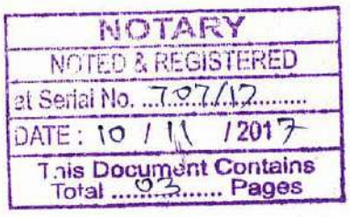
FORM B

Affidavit cum Declaration

Affidavit cum Declaration of SHAH BUILDERS & DEVELOPERS having office at Shop No. 17/18/19, in front of HDFC Bank, Deolali Plaza, Lam Road, Deolali Camp, Nashik Pin 422401 promoter of ongoing project **SHAH's KAMAL SANKUL** , Bhagur Pandhurli Road, Opposite Ahuja Complex, Deolali Camp, Taluka & District Nashik Pin 422 401 through it's duly authorized signatory, **Mr. Atish Mahendra Shah,** Age- 38 years, Occupation- Business, Address- 7, Shatrunjay Apartment, Racca Colony, Sharanpur Road, Nashik Pin 422002.

I , **Mr. Atish Mahendra Shah** ,duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :-

1. That we have a legal title Report to the land on which the development of the project is proposed to be carried out



प्रतिज्ञापत्र कोणाकडे सादर करावयाचे	प्रतिज्ञपत्रासाठीचे कारण
दस्ताचा प्रकार ॲफिडेव्हिट/Affidavit	दस्त नोंदणी करणार आहेत का?होय /नाही
नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नांव	नाशिक
मिळकतीचे वर्णन	
मोबदला रक्कम	
मुद्रांक विकत घेणाराचे नांव श्री. विनायक ॲण्ड देवयानी	
दुस-या पक्षकाराचे नांव	
हस्ते असल्यास,त्यांचे नांव व पत्ता ॲड. श्री. एस. बी. बलकवडे	
मुद्रांक शुल्क रक्कम रु पैकी	मुद्रांक विक्री नोंदवही अनु. क्र. १०११
एस. बी. बलकवडे मु. वि. प.क्र. १९/९७ देवळाली कॅम्प,ता.जि.नाशिक	मुद्रांक विक्री दिनांक ९ / 11 /2017 मुद्रांक विकत घेणा-याची सही

NOTARY
G. N Balkawade
BHAGUR
AREA DIST. NASHIK
REGD.NO 11283
EX DT 01/06/2020
GOVT. OF INDIA

NOTA
G. N Bal
BHAG
AREA DIST
REGD.NO
EX. DT. 01
GOVT.O

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 estrate 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 me from the date of registration of project is on or before 30/6/19.
4. 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 the real estate project fro 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 the entire of the amounts to be realized hereinafter by me for the real estate project from the allotees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank of 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 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 Accounts , and it shall be verified during the audit that the amounts collected for particular project have been utlised 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 rues, withn 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 alloottee at the time of allotment of any apartment, plot or building, as the case may be.

Mr. Atish Mahendra Shah

Sign

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 09th day of Nov .2017

Mr. Atish Mahendra Shah



Sign

NOTARY
G. N. Balkawade
BHAGUR
AREA DIST. NASHIK
REGD.NO 11285
EX DT 01/06/2015
GOVT. OF INDIA

BEFORE ME

Gorakhnath N. Balkawade
Advocate & Notary, Govt. of India.
H.No.478, Ram Mandir Road,
At-Post,Tal. Bhagur, Dist. Nashik