भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2017 ◑ AE 468172

TREASURY OFFICE NASIK

15 FEB 2018

STRIC AF

5511/2018

15.3.18

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of M/s **VIRAJ BUILDCON** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization **Dated 12, March 2018** ;

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

LAXMAN F. LANDGE NASHIK 03-04-2021

जोडपत्र-२

दस्ताचा प्रकार : ---------- अभिहस्तांतरण ----------

दस्त नोंदणी करणार आहेत का : ---------- —

असल्यास दुय्यम निबंधक कार्यालयाचे नांव : ---------- —

मिळकतीचे वर्णन :- ---------- —

मोबदला रक्कम :

मुद्रांक विकत घेणा-याचे नांव व पत्ता : ---------- विश्वास विलासराव [illegible]

दुस-या पक्षकाराचे नांव : ---------- [illegible]

हस्ते असल्यास नांव व पत्ता ---------- [illegible]

मुद्राक शुल्क रक्कम [illegible]

मुद्रांक विक्री नोंदवही अनुक्रमांक व दिनांक : 30888/20/2/2021

मुद्रांक विकत घेणा-याची सही :

श्रीकांत मुरलीधर हरदास प.क्र.८७/१९५/२६,
मेघदुत शॉपिंग सेंटर,सी.बी.एस.नाशिक

1. That I / We **M/s VIRAJ BUILDCON** promoter have / has a legal title Report to the land on which the development of the project is proposed

OR

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 **---NA---** 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/us promoter from the date of registration of project ; **Date 31 December 2023**

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 realised hereinafter 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.

OR

(ii) That entire of the amounts to be realised hereinafter 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, 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 I / We **M/s VIRAJ BUILDCON** the 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 / We **M/s VIRAJ BUILDCON** the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ We **M/s VIRAJ BUILDCON** 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 I / We **M/s VIRAJ BUILDCON** the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/ We **M/s VIRAJ BUILDCON** the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent
M/s VIRAJ BUILDCON
Dated 12, March, 2018

Verification

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 on this day of.

BEFORE ME
L. F. LANDGE
Advocate & Notary
Govt. of India
Stadium Complex, Building No.2
M. G. Road, Nashik-1.

Deponent
M/s VIRAJ BUILDCON
Dated 12, March, 2018

LAXMAN F. LANDGE
NOTARY
GOVT. OF INDIA
NASHIK

Verification

I/We (1) **Mr. Rajendra Murlidhar Mankar** Aged **47** Yrs. PAN No. **AFDPM7439K &** ADHAR No. **5868 0782 0327** Occupation Developer R/o **Jijai, 66/901, Chetna Nagar, Mumbai Agra Road, Nashik - 422009.**

(2) **Mrs. Vaishali Rajendra Mankar** Aged **44** Yrs. PAN No. **APNPM4667H** ADHAR No. **8892 1277 4295** Occupation Developer R/o **Jijai, 66/901, Chetna Nagar, Mumbai Agra Road, Nashik - 422009.**

Of M/s **VIRAJ BUILDCON** partnership firms through its partnership firm's PAN No. **AANFV1879P**, A partnership Firm, Address – **Jijai, 66/901, Chetna Nagar, Mumbai Agra Road, Nashik - 422009.** (Promoter of the proposed project **VIRAJ APARTMENT** duly authorized by the Promoter of the proposed project, do hereby solemnly declared that the above 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 day 12 day of March, 2018.

1. _____ **Mr. Rajendra Murlidhar Mankar**

2. _____ **Mrs. Vaishali Rajendra Mankar**

Deponent/s

BEFORE ME

L. F. LANDGE
Advocate & Notary
Govt. of India
Stadium Complex, Building No.2
M. G. Road, Nashik-1.
14.03.2018

Noted & Registered
at Serial Number
551/2018

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