

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2017

AE 613168

TREASURY OFFICE

1 JUN 2018

STPHC



NOTARY	
NOTED & REGISTERED	
at Serial No.	654/2018
Date	12/06/2018
THIS DOCUMENT	
Contents	03 pages

FORM 'B' [See
rule 3(4)]

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. Nitin Ramdas Jangale Land owner of the SR No 327/1
Plot No 15 and 17 proposed project / duly authorized by the Land owner of the proposed
project, vide its/his/their authorization dated 11/06/2018;

I, Mr. Nitin Ramdas Jangale Land owner of the proposed project / duly authorized by the Land owner of the proposed project do here by solemnly declare, undertake and state as under:

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

OR

SR.No 327/1 Plot No 15 and 17 of Pathardi Shivar have/has a legal title to the land on which the development of the proposed project is to be carried out

AND

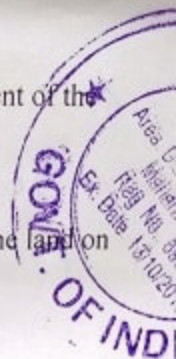
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

That details of encumbrances _____ N.A. _____ including 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 is 31/12/2023.
4. That seventy percent 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I/ Land owner shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.
8. That I/ Land owner shall take all the pending approvals on time, from the competent authorities.
9. That I/ Land owner have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



10. That the land owner shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe, on any grounds.

Mr. Nitin Ramdas Jangale
Deponent
Mr. Nitin Ramdas Jangale

Verification

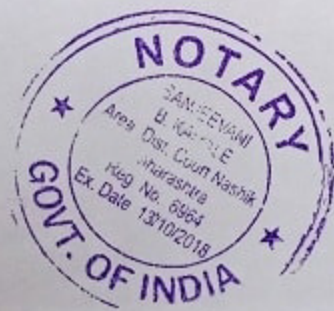
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Nashik on this 11th, June day of 2018.

Mr. Nitin Ramdas Jangale
Deponent
Mr. Nitin Ramdas Jangale

श्री-चंद्रशेखर भिका पराजित
(BPAH)

Identified by



SBKamale
SANJEEVANI B. KAMALE
ADVOCATE & NOTARY
GOVT. OF INDIA
Off. Chamber No. 19/1
Varuti Chambers, District Court
Nashik-422 002

