भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2017 ◐ ST 045027

TREASURY OFFICE NASIK
16 MAY 2018
STPHC ATO

NOTARY
NOTED & REGISTERED
at Serial No. 7242
DATE 16/6/2018
This Document Contains
Total 01 Pages

**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.Riyaz Jabbar Khan Partner in Venus Construction Builder and developers promoter of the proposed project / duly authorized Venus Construction promoter of the proposed project, vide its/his/their authorization dated 04-06-2018

I, Mr.Riyaz Jabbar partner in Venus Construction Builder and developers promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARIAL

एक प्रतिज्ञापत्रासाठी (अनुच्छेद-४) रुपये : ५००

प्रतिज्ञापत्र कोण : सादर करणाऱ्याचे : मतिरा

प्रतिज्ञापत्रासाठीचे कारण : मतिरा

मुद्रांक विकत घेणाऱ्याचे नाव व रहिवासी पत्ता : दिपान अण्णासाहेब गाडेकर गिरणारे नाशिक

मुद्रांक विक्री बाबतची नोंद वही अनु.क्रमांक : १२४४ दि. २७/१०/२०१८

स्वत: / हस्ते :

मुद्रांक घेणाऱ्याची सही :

एम. एस. शेख

परवाना क १९४/२००३/सारडा सर्कल नाशिक. मुद्रांक विक्रेत्याची सही

NOTARY
M. R. DHORE
AREA DIST.
NASHIK
REGD.No. 10520
Expiry Date
31/12/2018
GOVT. OF INDIA

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5. That t

1. That I / 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.

That the project know as **SAGAR HAVEN** constructed on **Plot No 8+9 S.No- 864/6 admeasuring 500.00 sqmtrs of Village Nashik Shivar**

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3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is 31/03/2020;

4.(a) For New Projects:

That seventy per cent of the amounts realized 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.

NOTARY
M. R. DHORE
AREA DIST.
NASHIK
REGD. No. 10520
Expiry Date
31/10/2018
GOVT. OF INDIA

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 I /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 /the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/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.Riyaz Jabbar Khan Partner in Venus Construction

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 04 th day of June 2018.

Mr.Riyaz Jabbar Khan Partner in Venus Construction

Deponent

Parties are identified by

M. S. Shaikh

BEFORE ME

MUKUND R. DHORE
Advocate & Notary Govt. of India
District Court Compound, Nasik-2