468/18

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2017 ◐

TREASURY O... CE NASIK
SS 985796
19 APR 2018
STPHC ATO

दु.नि.क्र. 3६५६ दि. 3 MAY 2018 रु. १०० पैकी
प्रतिज्ञापत्र कोणाकडे सादर करावयाचे रेरा रजि. कारण
मुद्रांक घेणाऱ्याचे नांव: Jayamkumar Jain रा.
दस्ताचा प्रकार प्रति दस्त नोंदणी करणार का-होय/नाही
दु.निबंधक कार्यालय-नाशिक /इतर मोबदला रु.
दुसऱ्या पक्षकाराचे नांव:
मिळकत वर्णन:
दस्ते: ६५४ - पुणे

Noted and Registered at Sr. No. 468/18
This Documents Consist Of 3 Pages 3.5.18

आर. डी. शिंदे स्टॅम्प वेंडर
कोर्ट आवार, नाशिकरोड
परवाना नं.२२/९९

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Promoter of New project " **SHAH'S SAI RESIDENCY PHASE II** " situated at **Survey No 221/A1, Behind Shah's Sai Residency, Near Jain Bhavn, Lam Road, Deolali Camp, Nashik -422502**

I,
Mr. JAYAMA RKUMAR JAIN,
18/21, Om Guest House,
Jain Bhavan, Lam Road,
Deolali Camp, Nashik-422401.

NOTARY

NOTARY RAMDAS MAHADU AHER NASHIK GOVT. AREA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

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.

   And

   A legally valid authentication of tilte of such land along with an authenticated copy of the agreement between such PROMOTER AND CO-PROMOTERS for development of the real estate 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 the promoter from the date of registration of project is on or before 31/05/2021.

4. For New project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realized hereinafter by me 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 realized hereinafter by 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 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 Accountant, and it shall be verified during the audit that the amounts collected for particular project have been utilized 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.

NOTARY RAMDAS MAHADU AHER GOVT. OF INDIA

NOTARY

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.

Mr. JAY AMARKUMAR JAIN Sign

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 3rd day of May 2018.

Mr. JAY AMARKUMAR JAIN Sign



Noted and Registered
at Sr. No.....468/18...
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Of 3 Pages.....3/5/18

BEFORE ME
RAMDAS MAHADU AHER
NOTARY GOVT. OF INDIA
At. Post. Lahavit, Tal. & Dist. Nasik