11745.

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2018 ◐ UA 246039

30 NOV 2018

STPI ATO

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Mangesh Ashok Dhakrao** Age : 35 years R/o. 903/20, Godavari Bungalow, Chetna Nagar, Rane Nagar, Nashik-422 009 proprietor of **M/s. Sukrut Developers (**promoter of the proposed project **"Ashok Chhaya Apartment"** duly authorized by the promoter of the proposed project, vide its authorization dated 31/05/2018.

I, **Mr. Mangesh Ashok Dhakrao** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **Mr. Ashok Raghunath Kadam & Mrs. Chhaya Ashok Kadam** has a legal title to the land on which the development of the proposed project is to be carried out.

UDAY B. SHINDE
ADVOCATE & NOTARY
A-216, Meghdoot Shopping Centre,
C.B.S.,NASHIK.

दस्ताचा प्रकार / अनुच्छेद क्रमांक ..... विक्रीचे करार

दस्त नोंदणी करणार आहेत का? .....

नोंदणी होणार असल्यास तुमचा निबंधक कार्यालयाचे नांव

मिळकतीचे वर्णन .....

मोबदला रक्कम .....

मुद्रांक विकत घेणाऱ्याचे नांव ..... दिगंबर अशोक बागल उर्फ दिगंबर अशोक

दुसऱ्या पक्षकाराचे नांव .....

हस्ते असल्यास त्याचे नाव व ..... पुरुषोत्तम रामचंद्र अधिकारी

मुद्रांक शुल्क रक्कम ..... ५०० रु

मुद्रांक विक्री नोंद वही अनुक्रमांक/दिनांक ..... ९३४६६ दि. 3-12-96

मुद्रांक विकत घेणाऱ्याची सही .....

परवानाधारक मुद्रांक विक्रेत्याची सही व अनुक्रमांक

संबंध मुद्रांक विक्रीचे ठिकाण/पत्ता नि. स. पगारे
भेरी, म्हसरूळ, नाशिक
४/९५

NOTARY U. B. SHINDE AREA-NASHIK MAHARASHTRA REGD. NO. 6387 EXP. DT. 21-7-2023 NOTARIAL GOVT. OF INDIA

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NOTARIAL

NOTARY
U. B. SHINDE
AREA-NASHIK
MAHARASHTRA
REGD. NO. 6387
EXP DT. 21-7-2023
GOVT. OF INDIA

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.

3. That the promoter shall complete the said project on or before 1/11/2020.

4. 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.

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 promoter 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 promoter shall take all the pending approvals on time, from the competent authorities.

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

10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

UDAY B. SHINDE
ADVOCATE & NOTARY
A-216, Meghdoot Shopping Centre,
C.B.S.,NASHIK.

VERIFICATION

Mr. Mangesh Ashok Dhakrao Age : 35 years R/o. 903/20, Godavari Bungalow, Chetna Nagar, Rane Nagar, Nashik-422 009 proprietor of **M/s. Sukrut Developers** (promoter of the proposed project **"Ashok Chhaya Apartment"** duly authorized by the promoter of the proposed project do hereby solemnly declare that the above 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 03 day of December 2018.

Deponent

IDENTIFIED & EXPLAINED BY

Adv. Y. O. Dadhaw

NOTARY U. B. SHINDE AREA-NASHIK MAHARASHTRA REGD. NO. 6387 EXP. DT. 21.7.2023 GOVT. OF INDIA

BEFORE ME
03 DEC 2018
UDAY B. SHINDE
ADVOCATE & NOTARY
A- 216, Meghdoot Shopping Centre
C.B.S., NASHIK

NOTARY
NOTED & REGISTERED
at Serial No. 11715/2018
Date 03 DEC 2018
THIS DOCUMENT
contains pages .. 03 .....