

महाराष्ट्र MAHARASHTRA © 2018 © UA 176896



Form B See rule 3(6)

Declaration , supported by an Affidavit, which shall be signed by the Promoter or any person authorised by the Promoter.

Affidavit Cum Declaration

Affidavit Cum declaration of **Jay Ambe Prpoerties through Partner Mr. Sharad Laxman Bodke ,** promoter of the proposed project / duly authorised by the promoter of the proposed project , vide its / his / their authorisation dated / /2018.

I, promoter of the proposed project / duly authorised by the promoter of the proposed project **Lotus Pride** situated at **Nashik , Survey No. 277/1 2 277/2 1/278/2 1/2 / Plot No. 11, admeauring 16.19.40 Sq.Mtrs.** do hereby solemnly declare and undertake and state as under -

1. That I , **Jay Ambe Prpoerties through Partner Mr. Sharad Laxman Bodke ,** Promoter have a legal title Report to the Land on which the development of the project is proposed.

जोडपत्र - 9

[redacted] प्रतिज्ञापत्र (परिच्छेद-४)

[redacted] प्रतिज्ञापत्र क्रमांक [redacted] चे:

प्रतिज्ञापत्र [redacted] चे कारण: 5 DEC 2018

मालक अ.न Sole दि. / /20 रू. 100

घेणाऱ्याचे नांव [redacted]

पत्ता [redacted]

वस्ते [redacted]

सही / -

(विजय चोबटकर)
स्टॅम्प वेंडर (प. क्र. ९४/२००२)
श्री साई टाईपरायटर्स, अशोकस्तंभ

OR

That I have 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 .....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 / promoter from the the date of registration of project.....

4. (a) For New Projects

That seventy percent amounts realised 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.

(b) For ongoing on the date of commencement of the Act

i. That seventy Percent of the amount to be realised hereinafter by me 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. The entire of the amount to be realised hereinafter by me 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 estimate 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.

6. That I promoter shall get the accounts audited within six months after the end of the 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 for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I promoter shall take all the pending approvals on time , from the competent Authorities.

8. That I promoter shall inform the authority regarding all the changed 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 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.

Jay Ambe Prpoerties through Partner
Mr. Sharad Laxman Bodke
Deponent

Verification

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by my therefrom. Verified by me at Nashik on this 5th day of Dece. 2018

Jay Ambe Prpoerties through Partner
Mr. Sharad Laxman Bodke
Deponent

BEFORE ME

L. F. LANDGE
Advocate & Notary
Govt. of India
Stadium Complex, Building No.2.
M. G. Road, Nashik-1.
M.: 9823060[illegible]

LAXMAN ... NASHIK R.NO. 12...

Noted & Registered at Serial Number 6813/2018

THIS DOCUMENT CONTAINS 2 PAGES
Dt.: 05.12.18