

महाराष्ट्र MAHARASHTRA ◐ 2018 ◐

U.A. 179585

TREASURY OFFICE NASIK

- 5 NOV 2018

STPHC ATO

NOTARY M. Y. SURYAVANSHI NASHIK DIST.AREA (MAHARASHTRA) REG. No.2577 Expire on 20/7/2019 GOVT. OF INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

Noted & Registered at Serial Number 6112 28/11/2018

This Documents Contains..... 02 Pages

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Narayan Labhu Sarode,** Age 52 Years, Occupation Business, PAN – AMCPS2335J, Address :- Plot No. 9, Pandurang Niwas,Near St. Lawrence School, Bhadrapad Sector, Sihastha Nagar, CIDCO, Nashik-422009, promoter of the proposed project **SARODE SANKUL.**

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद-४)

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे	सेवा
प्रतिज्ञापत्रासाठीचे कारण	दारु दुकान
मुद्रांक विकत घेणाराचे नाव व रहिवासी पत्ता	श्री नारायण लालू सरोद मुक्काम जिवाजी सिंदकी नाशिक यांचे करीता
मुद्रांक विक्री बाबतची नोंद वही क्रमांक व दिनांक	२४६५२ — २०/१२/१८
मुद्रांक विकत घेणाराची सही	
परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता	संजय मुरलीधर गांगुर्डे मुद्रांक विक्रेता (परवाना क्र.८३/२००१) गुरुकृपा,शिवाजी रोड, सीबीएस,नाशिक

NOTARY M.Y. SURYAVA NASHIK (MAHAR REG GOV

I, **Mr. Narayan Labhu Sarode,** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter are the owners of the **Plot No. 37 to 40** bearing **Survey No. 55/1/B** total admeasuring **843.00 Sq. Mtrs.** situated at **Village Chunchale, Tal. Dist. Nashik**, on which the development of the project is to be carried out and the legally valid authentication of title of such land alongwith an authenticated copy of the sale deed of the above mentioned land is enclosed herewith.

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

3. That the Promoter shall complete the said project on or before 31/12/2020.

4. That seventy per cent of the amounts to be realised hereinafter 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation And Development) Rules 2017.

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

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

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

Deponent

VERIFICATION

I, **Mr. Narayan Labhu Sarode,** Age 52 Years, Occupation Business, PAN– AMCPS2335J, Address :- Plot No. 9, Pandurang Niwas, Near St. Lawrence School, Bhadrapad Sector, Sihastha Nagar, CIDCO, Nashik-422009, promoter of the proposed project **SARODE SANKUL,** 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 day **27TH of November 2018.**

Parties are Identified by

Deponent

BEFORE ME

M. Y. SURYAVANSHI
NOTARY, GOVT. OF INDIA
Res.-House No.15, Mhasrul Village, Nashik-4
Off.-Chamber No 105/2 Dist.Court. Nashik-2