



महाराष्ट्र MAHARASHTRA

० 2017 ०

TREASURY OFFICE NASIK

AE 796382

31 OCT 2018

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नाम: दीपक रियल्टर्स,
कॉन्ट्रॉलर, प्लॉट नं. 20, सर्वे नं. 3/3/1. अहमदनगर जिल्हा, नाशिक जिल्हा

शुक्ल मंगेश वसंत
सर्वेक्षक, नाशिक
संबंधित क्र. 97/2018



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of M/s Royal Realtors promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization Dated 11, November 2018 ;

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



Noted & Registered at Serial Number	1298/2018
Date	12/11/2018
Pages Contains	02

1. That I / We **M/s Royal Realtors** 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.**

OR

That details of encumbrances ---NA--- 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/us promoter from the date of registration of project; **Date 01 December 2021**

4. (a) For new projects:

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.

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

(i) 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.

OR

(ii) That entire 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, 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 I / We **M/s Royal Realtors** 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 I / **M/s Royal Realtors** the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ We **M/s Royal Realtors** 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 / We **M/s Royal Realtors** the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/ We **M/s Royal Realtors** the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

M/s. ROYAL DEVELOPERS

[Signature]

Partner
Deponent

M/s Royal Realtors

Dated 11, November 2018

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 on this day of.

M/s. ROYAL DEVELOPERS

[Signature]

Partner
Deponent

M/s Royal Realtors

Dated 11, November 2018



Verification

I/We (1) Mr. Harshal Karunasagar Patil Aged 26 Yrs. PAN No. BUNPP3526Q & ADHAR No. 5228 1349 4778 Occupation Developer R/o Patil Bunglow, Plot No. 32, Sr. No. 699, Sahadev Nagar, Nr. Pumping Station, Gangapur Road, Nashik 422011.

(2) Mr. Jaideep Vivek Vandekar Aged 33 Yrs. PAN No. AENPV7976B & ADHAR No. 5083 2176 1871 Occupation Developer R/o A-1, Space Kiran, Septed Tower, F-Road, Mahatma Nagar, Nashik 422007.

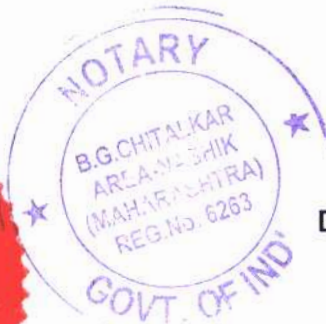
(3) Mr. Ninad Walmik Nikhade Aged 28 Yrs. PAN No. AJBPN0030F & ADHAR No. 8448 5870 1037 Occupation Developer R/o Plot No. 25/26, Sr. No. 699/1, Sahadeo Nagar, Nr. Bhavsar Bunglow, Gangapur Road, Nashik 422011.

Of M/s Royal Realtors partnership firms through its partnership firm's PAN No. AASFR8231Q, A partnership Firm, Address – Shop No. 02, Suyojit Garden, Nr. Nirmala Convent School, Gangapur Road, Nashik 422011. Promoter of the proposed project “AQUAVILLE” Address – Plot No. 02, Sr. No. 141/1-2/2+141/1-2/3, Makhmalabad Shivar, Makhmalabad, Panchvati, Nashik 422003. duly authorized by the Promoter of the proposed project, do hereby solemnly declared that the above 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 day 11 day of November, 2018.

1.  Mr. Harshal Karunasagar Patil
2.  Mr. Jaideep Vivek Vandekar
3.  Mr. Ninad Walmik Nikhade

Parties are
identified by


(S.R. Jagtap)
11/21/2



Noted & Registered
at Serial Number

1293/2018

12/12/2018

M/s. ROYAL DEVELOPERS



Partner
Deponent

M/s Royal Realtors

Dated 11, November 2018

