



महाराष्ट्र MAHARASHTRA

रेरा रजिस्ट्रेशन
2017

TREASURY OFFICE NASIK
AE 796383

31 OCT 2018

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विश्वनाथ नामदेवासिंह
जुना-चांदशेराड, माळवास्थान, मखमनाबाद, नाशिक
हस्त, हस्त पांढरे

शुक्ल योगेश वसंत
सह्य वडर, नाशिक
सवाना क्र. १७/२००२



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	1294/2018
Date	12/11/2018
Pages Contains	04



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

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

Partner
Deponent

M/s Royal Realtors

Dated 11, November 2018



Verification

I/We (1) **Mr. Vishwanath Namdev Pingale** Aged 69 Yrs. PAN No. **ASOPP6574C** & ADHAR No. **3292 3748 4682** Occupation Farmer R/o H. No. **941, Old Chandshi Road, Makhmalabad, Panchvati, Nashik 422003.**

(2) **Mr. Uttam Namdev Pingale** Aged 66 Yrs. PAN No. **BJGPP4906E** & ADHAR No. **5660 763 5880** Occupation Farmer R/o H. No. **141, Vithai Niwas, Kuber Nagar, Makhmalabad Gangapur Road, Makhmalabad, Panchvati, Nashik 422003.**

(3) **Mr. Sandeep Ashok Pingale** Aged 31 Yrs. PAN No. **BCZPP0133M** & ADHAR No. **8448 5870 1037** Occupation Developer R/o H. No. **1, Nr. Chhatrapati Shivaji Vidyalay, Makhmalabad, Panchvati, Nashik 422003.**

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. Vishwanath Namdev Pingale

2.  _____

Mr. Uttam Namdev Pingale

3.  _____

Mr. Sandeep Ashok Pingale

(As per Development Agreement NSN-1-9770-2015 Dt. 04/11/2015 & G.P.A. NSN-1-9771-2015 Dt. 04/11/2015) Through Developer & GPA Holder M/s Royal Realtors Partnership Firm

**Parties are
Identified by**

M/s. ROYAL DEVELOPERS



Partner

Deponent

M/s Royal Realtors

Dated 11, November 2018


C.S.R. Jagtap
11/11/2018



**Noted & Registered
at Serial Number**

1294/2018

12/11/2018

