भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2018 ◐ UD 499741

दि. 6732 दि. 30 MAR 2019 रु. 100 पैकी 100

मुद्रांक घेणाऱ्याचे नांव श्री./श्रीमती/सौ. हसमुख मोहनलाल ठक्कर रा. यशोमंदिर को.ऑ.प.बो.सोसा.नाशिक

हस्ते रोहिदास आहिरे

सही: _____

किशोरकुमार बी. खंडेलवाल
स्टॅम्प वेंडर, नाशिक
मु.वि.प.क्र.५९२/२००३

TREASURY OFFICE NASIK
- 6 MAR 2019
STPHC ATO

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद-४)
प्रतिज्ञापत्र [illegible] करावयाचे :-

NOTARY
NOTED & REGISTERED
at Serial No. 23/2019
DATE 16/4/2019
This Document Contains
Total ....3.... Pages

NOTARY A.V.JADHAV AREA-NASHIK MAHARASHTRA REGD.No.6793 NOTARIAL GOVT. OF INDIA

FORM 'B'
[See rule 3(6)]
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Hasmukh Mohanlal Thakkar, Proprietor of Maruti Constructions, promoter of the proposed project / duly authorized by Maruti Constructions, the promoter of the proposed project "Sitaram Sadan", vide its letter of authority dated 30.03.2019;

NOTARY A.V.JADHAV AREA-NASHIK MAHARASHTRA REGD.No.6793 NOTARIAL GOVT. OF INDIA

NOTARY A.V.JADHAV AREA-NASHIK MAHARASHTRA REGD.No.6793 NOTARIAL GOVT. OF INDIA

NOTARIAL

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I, Mr. Hasmukh Mohanlal Thakkar, Proprietor of Maruti Constructions, promoter of the proposed project / duly authorized by the M/s Maruti Constructions of the proposed project "Sitaram Sadan" do hereby solemnly declare, undertake and state as under:

1. That I / promoter 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.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is 31st October 2022.

4. (a) For New Projects:
That seventy per cent of the amounts realized 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 realized hereinafter by me/promoter 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) That entire of the amounts to be realized hereinafter by me/promoter 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 estimated 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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

8. That I /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.

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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.

Mr. Hasmukh Mohanlal Thakkar
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Nasik on this 30/03/2019.



Mr. Hasmukh Mohanlal Thakkar
Deponent

Identified by

BEFORE ME

ANIL V. JADHAV
Advocate & Notary, Govt of India
NASHIK - 422 002

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