भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2018 ◐

UD 455104

- 2 MAR 2019

NOTARY
SANJEEVANI B. KAMALE
Area Dist. Court Nashik
Maharashtra
NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

NOTARY
NOTED & REGISTERED
at Serial No. 02401 /2019
Date 10/06/2019
THIS DOCUMENT
Contents 03 Pages

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Suman Leela Associates** is partnership firm through partner Mr. Manish Gulabrao Mhaske havent its office at Plot No1+2, S.No.15/4+5, Leela Resgency, Opp. Shree Guruji Hospital, Anadwalli, Gangapur Road, Nashik – 422 013 of the ongoing project " **INDU PRIDE APARTMENT** " Constructed on Plot NO.1 admeasuring 579.77 sq.mt. + Tdr FSI area 265.00 sq.mtrs +Premium FSI area 500 sq.mtrs. out of 69/1+69/2+69/3/1 situated Nashik Shiwar within the limits of Nashik Muncipal Corporation Tal & Dist Nashik Duly authorized on dated 27/02/2019.

दस्ताचा प्रकार / अनुच्छेद क्रमांक .....

दस्त नोंदणी करणार आहेत का? .....

नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नांव

मिळकतीचे वर्णन .....

मोबदला रक्कम .....

मुद्रांक विकत घेणाऱ्याचे नांव .....

दुसऱ्या पक्षकाराचे नांव .....

हस्ते असल्यास त्याचे नाव व .....

मुद्रांक शुल्क रक्कम .....

मुद्रांक विक्री नोंद वही अनुक्रमांक/दिनांक .....

मुद्रांक विकत घेणाऱ्याची सही .....

परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक

तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता नि. स. पगारे
मेरी, म्हसरूळ, नाशिक
४/९५

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NOTARY
SANJEEVANI
S. KARDAK
Area Dist. Court
Maharashtra
Reg. No. 3216
Ex. Date 1.10.2021
GOVT. OF INDIA

I ,promoter Mr. Manish Gulabrao Mhaske Through partnership firm of Suman Leela Associates age-37 Add. Plot No 1+2, S.No.15/4+5, Leela Resgency, Opp. Shree Guruji Hospital, Anadwalli, Gangapur Road, Nashik – 422 013 of the proposed project/duly Authorized by the promoter of the proposed project 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 authenticated of 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 on or before **31 st December, 2020.**
4. That seventy percent of the amount 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.
5. That entire of the amounts to be realized 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 that the estimated cost of completion of the project.

6. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.*

7. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project .

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

9. 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.

10. That the promoter have/has furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act,2010.

11. 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 on any ground.

For Suman Leela Associate

(Mr. Manish Gulabrao Mhaske)
Deponant

Verification

I Mr. Manish Gulabrao Mhaske Through Partership firm of Suman Leela Associate Age-37, office at Plot No.1+2, S.No.15/4+5, Leela Resgency, Opp. Shree Guruji Hospital, Anadwalli, Gangapur Road, Nashik – 422 013 do hereby verified that The Contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefore. Verified by me at **Nashik, On 10 day of June, 2019.**

For Suman Leela Associate-*

Identified by

(Mr. Manish Gulabrao Mhaske)
Deponant

SANJEEVANI B. KAMALE
ADVOCATE & NOTARY
GOVT. OF INDIA
Office - Chamber No.19/1,Maruti Chambers,
District Court, Nashik- 422 002.