भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2019 ◑

TREASURY OFFICE NASIK
VC 319592
3 JUN 2019
STPHC ATO

दस्तऐवज क्रमांक 5881/B दि. 13 JUN 2019

विक्रीचे ठिकाण नाशिक कोर्ट क्र.....

स्टँप घेणाराचे नांव श्री. रुपेश बागड

रक्कम आणि शिक्का

NOTARY
NOTED & REGISTERED
at Serial No. 3677
DATE 14/6/2019
This Document Contains
Total 03 Pages

दि.नासिक डिस्ट्रि.अॅडव्होकेटस् मल्टी. को-ऑ. सायटी. लि. नाशिक. नो.नं.एन.एस. /जी.एन.एल/

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NOTARY M. R. DHORE AREA: NASHIK REGD.No.10520 Expiry Date 31/10/2023 GOVT. OF INDIA

(FORM No. B)

DECLARATION

Affidavit cum Declaration of **MR. RUPESH S. BAGAD** promoter of the proposed project **"SWASTHI APARTMENT" proposed to be constructed over Plot No. 08, area adm. 642.88 Sq. Mtrs., and F.S.I. of area adm.14.72 Sq. Mtrs., (area adm. 14.72 Sq. Mtrs., acquired by Nashik Municipal Corporation Nashik out of total area adm. 657.60 Sq. Mtrs., of Plot No. 08), out of S. No.1028/A, and TDR area adm. 200.91 Sq. Mtrs., situated at Village – Nashik.**

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जाहिरात :

दस्ताचा प्रकार / अनुक्रमांक :

नोंदणी होणारा अनुक्रमांक :

मोबदला रक्कम :

मुद्रांक शुल्क रक्कम :

मुद्रांक विक्री नोंदवही अनुक्रमांक/दिनांक : CR611/B

मुद्रांक विक्रेता घेणाऱ्याची सही :

वि नाशिक डिस्ट्रीक्ट ऑडव्होकेट

मल्टीपर्पज को.ऑप.सोसायटी लि.नाशिक

रजि नं.एन.एस.के./जी.एन.एल./१९२/१९७८ नाशिक कोर्ट

मुद्रांक विक्रेत्याची सही

NOTARY
M. R. DHORE
AREA DIST.
NASHIK
REGD.No. 10526
Expiry Date
31/10/2023
GOVT. OF INDIA

NOTARY
M.R.DHO
AREA
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I, **MR. RUPESH BAGAD** Son of **SHARAD BAGAD** aged:- 28, R/o.103, First Floor, Space Star, MICO Circle, Nashik, promoter 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 to the land on which the development of the project is proposed. The proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of Sale Deed between such owner and promoter for development of the real estate project or phase thereof, as the case may be, is enclosed with application.

2) That the said land is free from all encumbrances.

3) That the time period within which the project or phase thereof, as the case may be, shall be completed up to January 2022.

4) That seventy percent (70%) of the amounts realised by 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, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6) That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7) That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.

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

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9) That I /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, 2016.

10) That I /promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds. Deponent Verification I **MR. RUPESH S. BAGAD** promoter of the proposed project **"SWASTHI APARTMENT".** I, **MR. RUPESH BAGAD** Son of **SHARAD BAGAD** aged:- 28, R/o.103, First Floor, Space Star, MICO Circle, Nashik, do hereby verify that the contents in para No. 1 to 10 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 **12th June day of 2019.**

Bagad

Deponent



All Parties are identified by me

NOTARY M. R. DHORE AREA DIST. NASHIK REGD.No.10520 Expiry Date 31/10/2023 GOVT. OF INDIA

NOTARY M. R. DHORE AREA DIST. NASHIK REGD.No.10520 Expiry Date 31/10/2023 GOVT. OF INDIA

BEFORE ME

MUKUND R. DHORE
Advocate & Notary Govt.of India
District Court Compound Nasik-2

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