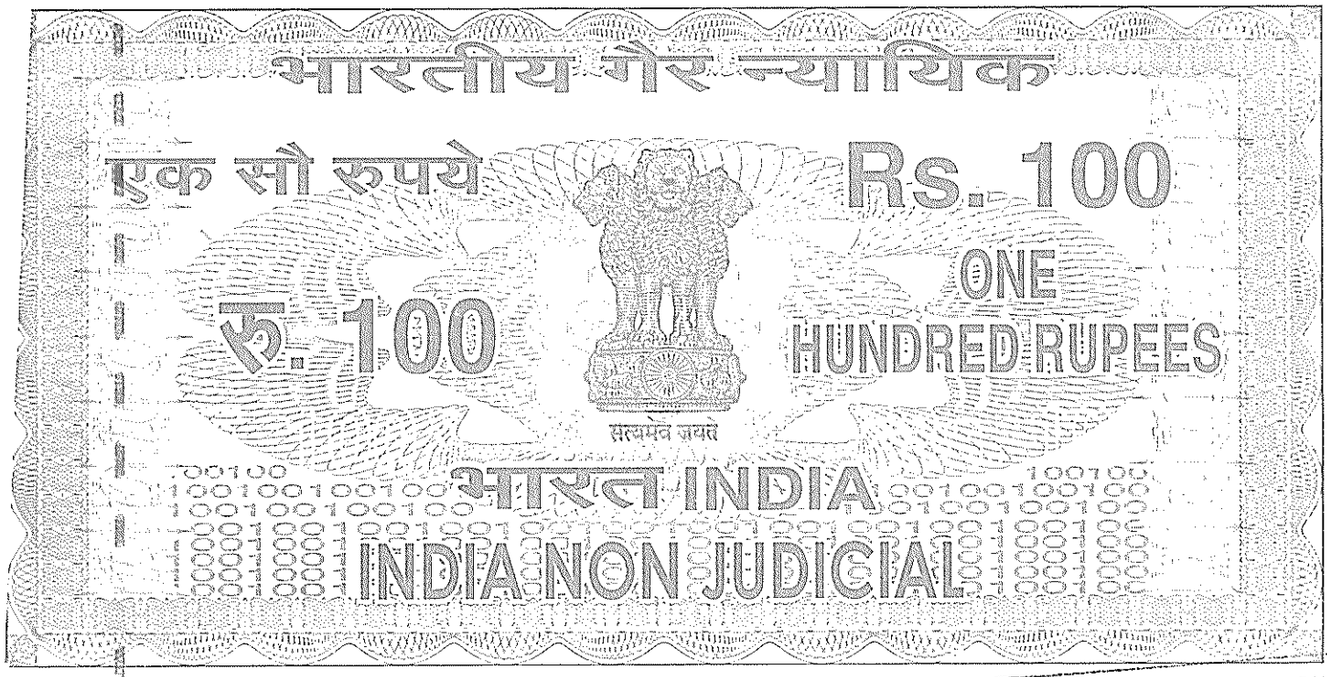
NOTARY



महाराष्ट्र MAHARASHTRA ◑ 2019 ◑

TREASURY OFFICE NASIK
VC 743286
- 6 JUL 2019
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NOTARY R. D. TAJANE NASHIK MAHARASHTRA

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NOTARY
NOTED & REGISTERED
at Serial No. 5921 /2019
DATE: 11.07.2019
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FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **MR. EKNATH SAHADU SHETE,** Age 74 Years, Occupation Business, as **Partner** of **M/s. MANOJ BUILDERS, PAN – AAFFM5254P,** A Partnership firm, Address :- 341, Chintamani, Savarkar Nagar, Deolali Camp,Nashik-422401, promoter of the proposed project **KUBER NAGARI APARTMENT.**

RAVINDRA D. TAJANE
Advocate & Notary
Nashik

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे	प्रतिज्ञपत्रासाठीचे कारण
दस्ताचा प्रकार	दस्त नोंदणी करणार आहेत का?होय /नाही
नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नांव	नाशिक
मिळकतीचे वर्णन	
मोबदला रक्कम	
मुद्रांक विकत घेणाराचे नांव	
दुस-या पक्षकाराचे नांव	
हस्ते असल्यास,त्यांचे नांव व पत्ता	
मुद्रांक शुल्क रक्कम रु पैकी	मुद्रांक विक्री नोंदवही अनु. क्र. 1640
एस. बी. बलकवडे मु. वि. प. 19/97 वळाली कॅम्प,नाशिक. मोबाईल 9403449867	मुद्रांक विक्री दिनांक 09/07/2019 मुद्रांक विकत घेणा-याची सही

NOTARY
R. D. TAJANE
AREA-NASHIK
MAHARASHTRA
Regn No. 5364
Reg. Dt. 15/02/2023

NOTARY
R. D. TAJANE
AREA-NASHIK
MAHARASHTRA
No. 5364

I, MR. EKNATH SAHADU SHETE PARTNER Of M/s. MANOJ BUILDERS, A Partnership Firm, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter are the owners of the Survey. No 76/8/1 total admeasuring 1947.00 Sq. Mtrs. situated at Village Bhagur, Tal. Dist. Nashik, on which the development of the project is to be carried out and the legally valid authentication of title of such land alongwith an authenticated copy of the sale deed of the above mentioned land is enclosed herewith.

2. That the project land is free from all encumbrances.

3. That the Promoter shall complete the said project on or before 31.12.2025

4. 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation And Development) Rules 2017.

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

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

8. 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.

9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

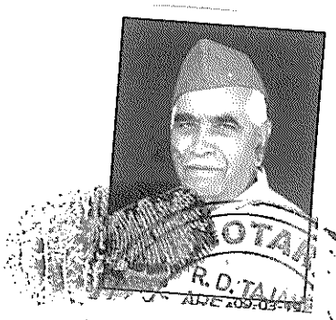
GAVINDRA D. TAJANE
Advocate & Notary

NOTARY
R. D. TAJANE
AREA-NASHIK
MAHARASHTRA
Regd No. 5364
10/02/2023
GOVT. OF INDIA

VERIFICATION

I, MR. EKNATH SAHADU SHETE, Age 74 Years, Occupation Business, as **Partner** of **M/s. MANOJ BUILDERS, PAN – AAFFM5254P,** A Partnership firm, Address :- 341, Chintamani, Savarkar Nagar,Deolali Camp,Nashik-422401, promoter of the proposed project **KUBER NAGARI APARTMENT** do hereby solemnly declare that the above contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Nashik on this day **10th** of **July 2019.**



Deponent

IDENTIFIED BY

NOTARY
NOTED & REGISTERED
at Serial No. 4921/2019
DATE: 11.07.2019
THIS DOCUMENT
Contains Pages. 07

BEFORE ME
RAVINDRA D. TAJANE
Notary, Govt. of India
Office -7/1,Maruti Chamber
District Court, Nashik - 2.

NOTARY
R. D. TAJANE
AREA - NASHIK DIST.
MAHARASHTRA
REGD. NO. 5364
GOVT. OF INDIA