



महाराष्ट्र MAHARASHTRA

2019

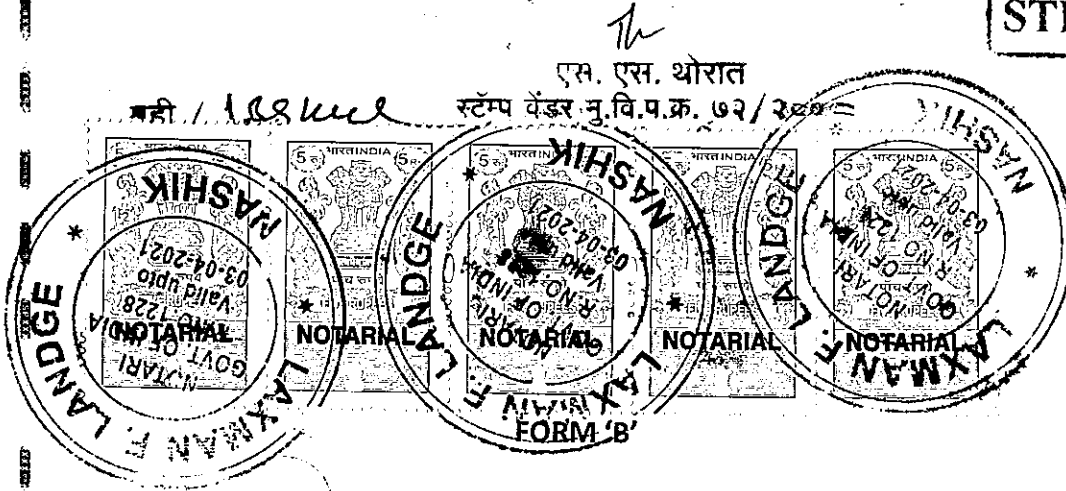
VB 233556

नासिक अ.न. ४६६ दि. १६/८/१९ रूपय १००/-
घेणाऱ्याचे नांव विराज इस्टेट्स प्रा. लि.
पत्ता अंधार टॉवर्स एम.जी. रोड, नाशिक
हस्ते विजय शेखरे

TREASURY OFFICE NASIK

- 9 AUG 2019

STPHC ATO



AFFIDAVIT CUM DECLARATION

I, MR. KARAN RAJENDRA SHAH, Age 30 Years, Occupation Business as Director of Viraj Estates Pvt. Ltd., PAN – AAACM4414F, A company duly incorporated under Companies Act, Address – 4th Floor, Abhyankar Towers, M. G. Road, Nashik – 422001, promoter of the proposed project NIRVAAN RESIDENCY, do hereby solemnly declare, undertake and state as under:

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फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद-४)

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे :

प्रतिज्ञापत्रासाठीचे कारण :

मुद्रांक विकत घेणाऱ्याचे नाव व रहिवाशी पत्ता :

मुद्रांक विक्री बाबतची नोंद वही अनु.क्रमांक/दिनांक :

हस्ते / मुद्रांक विकत घेणाऱ्याची सही :

रेल ऑफिस, नाशिक

विराज इस्टेट प्रा. लि.

भक्तेकर टॉवर, एम.जी. रोड, नाशिक

४६६/१९५५९२

विक्रम शेळके, स. नाशिक

U8ueee

एस. एस. थोरात

टॅम्प वेंडर (मु.वि.प.क्र. ७२/२०००)

१-अ, प्रधानपार्क, म.गांधीरोड, नाशिक,

मो. 9822179446

THIS DOCUMENT
CONTAINS
PAGES

Noted & Registered
at Serial Number

BEFORE ME

L. F. LANDGE

Advocate & Notary

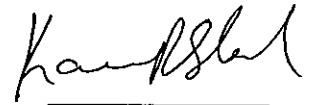
Govt. of India

Stadium Complex, Su No.2

M. G. Road

LANDGE
DIA

1. That the promoter is the owner of the land bearing Part of S.No. 648/B2(P), F.P. No. 311(P) total admeasuring 2973.82 Sq. Mtrs. Net Plot Area situated at Village Nashik, Taluka and District Nashik, on which the development of the project is to be carried out and the promoter has valid right to develop the said property.
2. That the project land is free from all encumbrances.
3. That the Promoter shall complete the said project on or before 31/12/2026.
4. That seventy percent of the amounts to be realized hereinafter 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation And Development) Rules 2017.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 utilized 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.

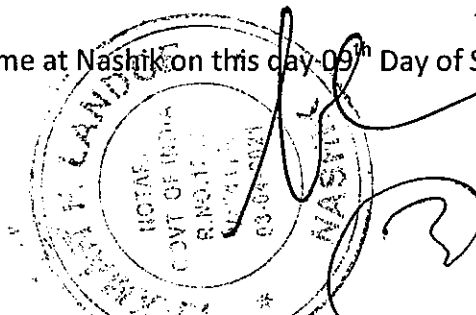


Deponent

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 Nashik on this day 09th Day of September 2019.



Deponent