THIS DOCUMENT CONTAINS 05 PAGES

Noted & Registered at Serial Number 1339/19 30/09/19

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2018 ◐

AP 945380

- 1 AUG 2019

STPHC

विक्रेता ठिकाण नासिक ... दि.....

स्टँप घेणाराचे नांव उमा कन्स्ट्रक्शन प्रो कं

हस्ते .....

सही .....

NOTARY
Pravin B. Kharde
Area- Nashik Dist.
Regd. No. 5918
Exp. on 18/05/23
GOVT. OF INDIA

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. Uma Construction** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization **Dated 20, September 2019** ;

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARY Pravin B. Kharde Area- Nashik Dist. Regd. No. 5918 Exp. on 18/05/23 GOVT. OF INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL

ADVOCATE & NOTARY

जोडपत्र - २

दस्ताचा प्रकार/अनुच्छेद क्रमांक :

दस्त नोंदणी करणार आहेत का ? : 5

नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव :

मिळकतीचे वर्णन :

मोबदला रक्कम : 3M1 00300217 पो 534

मुद्रांक विकत घेणाऱ्याचे नाव : सचिन शिंदे

दुसऱ्या पक्षकाराचे नाव

हस्ते असल्यास त्यांचे नाव व पत्ता .

मुद्रांक शुल्क रक्कम

मुद्रांक विक्री नोंद वही अनु.क्रमांक/दिनांक : 3EERE1A

मुद्रांक विकत घेणाऱ्याची सही : Shinde

दि नाशिक डिस्ट्रीक्ट ॲडव्होकेटस्

मल्टीपरपज् को-ऑप.सोसायटी लि.नाशिक.

रजि.नं एन.एस.के./जी.एन.एल./११२/१९७८ नाशिक कोर्ट

मुद्रांक विक्रेत्याची सही

NOTARY
Pravin B. Kharde
Area- Nashik Dist.
Regd. No. 5918
Exp. on 18/05/23
GOVT. OF INDIA

NOTARY
Pravin B. K
Area- Na
Regd.
Exp
GOV

ADVOCATE & NOTARY

1. That I / We **M/s. Uma Construction** promoter have / has a legal title Report to the land on which the development of the project is proposed

OR

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.**

OR

That details of encumbrances **---NA---** including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/us promoter from the date of registration of project; **Proposed Date of Completion will be Date 30 September 2022.**

4. (a) For new projects :

That seventy per cent of the amounts realised 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 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.

OR

(ii) That entire 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

ADVOCATE & NOTARY

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5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That I / We **M/s. Uma Construction** 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 I / We **M/s. Uma Construction** the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ We **M/s. Uma Construction** 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 I / We **M/s. Uma Construction** the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/ We **M/s. Uma Construction** 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
M/s. Uma Construction
Dated 20, September 2019

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at on this day of.

Deponent
M/s. Uma Construction
Dated 20, September 2019

ADVOCATE & NOTARY

Noted & Registered
at Serial Number
1339/19
30/09/19

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NOTARY
Pravin B. Kharde
Area- Nashik Dist.
Regd. No. 5918
Exp. on 18/05/23
GOVT. OF INDIA

Verification

I/We **Mr. Raju Babulal Kumavat** Aged **57** Yrs. PAN No. **ACXPK6233G** &ADHAR No. **220038761362** Occupation Developer R/o **Plot No. 08, Sector G – 494, Bhagyashree Niwas, Ashok Nagar, Satpur, Nashik – 422007.**

Of **M/s. Uma Construction** are jointly promote of the proposed project **"Satyam Heights Apartment"** proposed on **Plot No. 11 Sr. No. 198/A** location of Mauje Pimapalgaon Bahula, Trimbak Road, Satpur, Nashik – 422007. duly authorized by the Promoter of the proposed project, do hereby solemnly declared that the above contents 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 day 20th day of September, 2019.



Mr. Raju Babulal Kumavat

Deponent/s

IDENTIFIED BY

ROHAN S. DALVI
BSL, LL.B.,
ADVOCATE
Chamber No.413, Building No.1,
Maruti Chambers, District Court
Nashik, Mob.No.8308599772

NOTARY
Pravin B. Kharde
Area- Nashik Dist.
Regd. No. 5918
Exp. on 18/05/23
GOVT. OF INDIA

BEFORE ME

PRAVIN B. KHARDE
ADVOCATE & NOTARY
Maruti Chamber No.312, Bldg. No.1,
Dist.Court Compound Nashik-2