भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2019 ◑

VB 440355

TREASURY OFFICE NASIK

13 SEP 2019

STPHC ATO

EXECUTIVE MAGISTRATE INDIA FIVE RUPEES NASHIK

**FORM 'B'**

**[See Rule 3(6)]**

**Declaration, supported by an affidavit, which shall be signed by the promoter or any person authorized by the promoter**

**Affidavit Cum Declaration**

Affidavit cum Declaration of **Visnagara vijaykumar Dhirajlal** Proprietor Firm having registered office at **R/H No.02, Balaji Palace, Plot No.8 SR No.211/B/2, Meri, Pokar Colony, Nashik - 422004.** The promoter of the ongoing project **Balaji Palace SITUATED S.No 408/2, Plot No.9+10, Bhagwan Baba Nagar, Peth Road, Makhmalabad, Nashik - 422003.**

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जोडपत्र क्रमांक -२

| | |
|---|---|
| दस्ताचा प्रकार/ अनुच्छेद | डिक्लरेशन |
| दस्त नोंदणी करणार आहात का? | - |
| नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव | - |
| मिळकतीचे वर्णन | - |
| | - |
| मोबदला रक्कम | |
| मुद्रांक विकत घेणाराचे नाव | विजय कुमार घिसुलाल विसनगरा पोकार कॉलनी दिंडोरी रोड म्हसरूळ नाशिक |
| दुसऱ्या पक्षकाराचे नाव | रेरा नाशिक |
| हस्ते असल्यास त्याचा नाव व पत्ता | राजु जगताप म्हसरूळ नाशिक |
| मुद्रांक शुल्क रक्कम | १००/- |
| मुद्रांक विक्री नोंद वही क्रमांक व दिनांक | १५१११ - १७।०९।१९ |
| मुद्रांक विकत घेणाराची सही | |
| परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता | संजय मुरलीधर गांगुर्डे मुद्रांक विक्रेता (परवाना क्र.८३/२००१) गुरुकृपा, शिवाजी रोड, सीबीएस, नाशिक |

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I, Visnagara vijaykumar Dhirajlal 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 Report to the land on which the development of the project is proposed

   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 encumbrance.

   OR

3. The project will be completed within **36 months i.e. 30.09.2022.**

4. . (a) For new projects :

   That seventy per cent of the amounts 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 schedule 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 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 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 realiised 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.

5. That the amount from the separate account shall be withdrawn in accordance with Rule 5

6. That I/ the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and

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shall produce a statement of accounts duly certified and signed by such practicing Chartered Account, and it shall be verified during the audit that the amounts collected for a particular project have been utlised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

8. That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) if section 4 if of the Act and under rule 3 of these rules, within seven days of the said changes.

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

10. 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.

**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 18/09/2019 day of Friday.

**Deponent.**

Solemnly affirmed and Signed before me
by Shri. V. D. Vishwakarma
who is identified by Shri. [illegible]
.....whom I know personally

Executive Magistrate, Nashik

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