भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ 23AB 635871

NOTARY
Digambar S. Pawar
AREA DIST. NASHIK
MAHARASHTRA
REGD. No. 15015
Expiry Date
10/10/2029
GOVT. OF INDIA

TREASURY OFFICE NASIK
- 4 OCT 2024

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

NOTARY
NOTED & REGISTERED
Date 17 / 12 /2024
This Document Contains
Total 02 pages

FORM 'B'

AFFIDAVIT CUM DECLARATION

I, **MR. DILIPKUMAR RAJURAM SAINI,** Age 35 Years, Occupation Business, as Partner of **SHYAM CONSTRUCTION**, PAN – ACMFS6663H, A Partnership firm, Address: - 3, Vaishnavi Row House, Opposite Reliance Petrol Pump, Kala Nagar, Mhasrul, Nashik – 4220004, promoter of the proposed project **SHYAM VRINDAVAN**, do hereby solemnly declare, undertake and state as under:

जोडपत्र:२ -प्रति

दस्ताचा प्रकार/अनुच्छेद क्रमांक :

दस्त नोंदणी करणार आहेत का ? :

नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव :

मिळकतीचे रक्कम :

मोबदला रक्कम :

मुद्रांक विकत घेण्याचाचे नाव : उपायुक्त/सह दु.नि.सह दि.नाशिक

दु[illegible]रचे नाव :

इतर आवश्यक [illegible]बाबी नाव व पत्ता :

मुद्रांक शुल्क रक्कम :

मुद्रांक विक्री [illegible] दिनांक/दिनांक : 09/10/2024

मुद्रांक विक्री अधिकारी सह दु.नि.
दि नाशिक डिस्ट्रीक्ट ऑडव्होकेट
मल्टीपर्पज को. ऑप.सोसायटी लि. ठक्कर बाजार नाशिक
रजि. नं. एन.एस./जी.एन.एल./१९२/१९७८ नाशिक कोर्ट
मुद्रांक विक्रेत्याची सही·

09 OCT 2024

NOTARY
Digambar J. Pawar
AREA DIST. NASHIK
MAHARASHTRA
REGD. No. 15015
Expiry Date
10/10/2025
GOVT. OF INDIA

1. We, **SHYAM CONSTRUCTION** have a legal title Report to the land on which the development of the proposed project is to be carried out.

   That the promoter is the owner (Developer) of the Survey No. 71/1 admeasuring 4258.33 Sq. M. situated at Village Nashik, Taluka & District Nashik - 422004, on which the development of the project is to be carried out and the promoter has valid right to develop the said property.

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.

3. That the Promoter shall complete the said project on or before **31.12.2027**.

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.

NOTARY Digambar S. Pawar AREA DIST NASHIK MAHARASHTRA REGD. No. 15015 Expiry Date 10/10/2029 GOVT. OF INDIA

Deponent

ATTESTED

DIGAMBAR S. PAWAR
Advocate & Notary, Govt. of India

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 16th Day of December 2024.

Deponent