भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2019 ◐ VT 915766

नाशिक अ.नं. 90604 दि. 22/11/2019 रु. 100 पैकी

नांव : नवश्या हाईटस तर्फे अशोकभाई बी. अद्रोजा

हस्ते : अशोकभाई बटकुभाई अद्रोजा (HUF)

दस्त नोंदणीसाठी नाशिक

TREASURY OFFICE NASIK

19 NOV 2019

ATO

सौ. एम. एम. बोरसे

स्टॅम्पवेंडर

परवाना क्रमांक २००२

द्वा. / नासिक

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 **Ashokbhai Batkubhai Adroja** (HUF) having registered office at **Flat No.5, Mittal Park, Rameshwar Nagar, Kamathwade, Ambad, Nashik - 422010.** The promoter of the ongoing project **Navshya Heights SITUATED S.No 774/775/2/1, Plot No.1+2, Karmayogi Nagar, Untawadi, Nashik - 422008.**

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I, **Ashokbhai Batkubhai Adroja** (HUF) 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 before **31st March, 2026.**

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

   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.

ASHOKBHAI BATUKBHAI ADROJA



HUF

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 23/11/2019 day of Saturday.

ASHOKBHAI BATUKBHAI ADROJA

HUF

Deponent.

Solemnly affirmed and signed before me by
Shri. A. B. Adroja
Who is identified by Shri. R. Pawar
whom I know personally.

Executive Magistarte, Nashik

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