

SITUATED S.No. 984, Plot No.17/18, Mangal Murti Nagar, Near Sapna Theater, Nashik - 422009. through its duly authorized chairman **Rajeshkumar Motichandrashah Gupta** Age : 34 years, occupation - Business, address :- Plot No.134, Shivraj Co-op Housing Society Ltd, Ambad Link Road, Upendra Nagar, Ambad, Nashik - 422010 vide authorization dated 20/09/2019.

I, **Rajeshkumar Motichandrashah Gupta** chairman of **Badrinath Heights** 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 before **31st March 2023**.

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 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.

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 That the amount from the separate account shall be withdrawn in accordance with Rule 5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

For Badrinath Heights Co-Op Housing Society Ltd., Nashik
Rajeshkumar Motichandrashah Gupta

Deponent.

बद्रिनाथ हाइट्स को-ऑप. होसिंग सोसा. लि. नाशिक
Rajesh Kumar Gupta
सेक्रेटरी



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.

बद्रिनाथ हाइट्स को-ऑप. होसिंग सोसा. लि. नाशिक
Rajesh Kumar Gupta
सेक्रेटरी

For Badrinath Heights Co-Op Housing Society Ltd., Nashik
Rajeshkumar Motichandrashah Gupta
Deponent.



Solemnly affirmed and signed before me by
Shri. R. M. Gupta
Who is identified by Shri. R. P. Khanna
..... whom I know personally.

R. P. Khanna
Executive Magistrate, Nashik