

महाराष्ट्र MAHARASHTRA ◑ 2017 ◑ बोडपत्र - २ SE 597673

31 JUL 2017

मुद्रांक विक्री नोंदवही
अनुक्रमांक ...21424... दिनांक
कस्ताचा प्रकार - .....
दस्त सौदणी करणार आहे का ? होय/नाही
मिळकतीचे थोडक्यात वर्णन - .....
मुद्रांक विकत घेणाऱ्याचे नांव For RAM DEVELOPERS
हस्ते असल्यास त्यांचे नांव, पत्ता व सही - Kiran Pawar
दुसऱ्या पक्षकाराचे नांव - .....
मुद्रांक शुल्क रक्कम - 100/500
मुद्रांक विक्रेत्याची सही-(नितिन य. मांजरेकर).....
मुद्रांक विक्रीचे ठिकाण/पत्ता - गंगा झेरॉक्स/टायपिंग सेंटर
दुकान नं. ३४, भवानी मार्केट, कलेक्टर ऑफीस जवळ, ठाणे (प.)-६०१
परवाना मुद्रांक क्रमांक - 9209090

ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

जिल्हा कोषागार कार्यालय, ठाणे
27 JUL 2017
मुद्रांक प्रमुख लिपीक / लिपीक

DIST. TREASURY OFFICE ★ THANE ★

27-7-2017

NOTARY ★ HEENAF SHAIKH Dist. Thane (M.S.) Regn.No.10294/13 ★ GOVT. OF INDIA

FROM 'B'

[see rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTERS OR ANY PERSON AUTHORIZED BY THE PROMOTERS

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/S. RAM DEVELOPERS**, Promoters of the ongoing project **"PUSHPANJALI RESIDENCY".**

I MOHAN B. SHINDE Partner and authorized signatory of **M/S. RAM DEVELOPERS,** a partnership firm registered under the provisions of Indian Partnership Act 1932, do hereby solemnly declare, undertake and state as under:

1. That Promoters have a legal title to the land on which the development of the project proposed

   AND

   A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and Promoters for development of the real estate project is enclosed herewith.

2. That the details of encumbrances in respect of said land are provided in the form A.

3. That the time period within which project shall be completed by Promoters is December 31, 2021.

4. That seventy per cent amounts realised by Promoters for the real estate project from the allottees, from time to time, shall be deposited in a separate accounts 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That Promoters shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statements of accounts duly certified and signed by such 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 withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That Promoters shall take all the pending approvals on time, from competent authorities.

9. That Promoters have furnished such other documents as have been prescribed by the rules and regulation made under the Act.

10. That Promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Solemnly affirmed at Thane on this 31st day of July in the year 2017.

Deponent

For M/S. RAM DEVELOPERS

Mr. Mohan B. Shinde

Partner

NOTARY GOVT. OF INDIA HEENA P. SHAIKH Dist. Thane (M.S.) Regd.No.10294/13

NOTARISED

HEENA P. SHAIKH
ADVOCATE & NOTARY
B-2/204, Sukh Sheetal CHS Ltd.,
Opp. Lawkim Co., G.B. Road,
Thane-400 607.

31 JUL 2017



Verification

The contents of any above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Thane on 31st day of July in the year 2017

For M/S. RAM DEVELOPERS

Mr. Mohan B. Shinde

Partner

