महाराष्ट्र MAHARASHTRA ◐ 2015 ◐ NY 254249

मुद्रांक विक्री नोंदवही अनु.क्रमांक / दिनांक 9282 26/06/2017
दस्ताचा प्रकार / अनुच्छेद क्रमांक
दस्त नोंदणी करणार आहेत का ?
नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नांव
मिळकतीचे वर्णन
मुद्रांक विकत घेणा-याचे नांव तुळजाई कन्स्ट्रक्शन तर्फे अधिकृत दिगंबर जाधव, शिवार
दुस-या पक्षकाराचे नांव
मुद्रांक शुल्क रक्कम 900/-
मुद्रांक विकत घेणा-याची सही

परवानाधारक मुद्रांक विक्रेत्याची सही (श्री.विकास पां.शिंदे)
परवाना क्रमांक १२१०००६
कळंभे, ता.शहापूर जि.ठाणे

तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता

Sub Treasury Officer
Shahapur, Dist. Thane

(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कामासाठी मुद्रांक खरेदी केल्यापासून सहा महिन्यात वापरणे बंधनकारक आहे.)

Affidavit cum Declaration

Affidavit cum Declaration of 1) Mr. Anil Digambar Maniwade 2) Mr. Jitendra Bhau Desai promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 25/10/2013 ;

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

We, 1) Mr. Anil Digambar Maniwade 2) Mr. Jitendra Bhau Desai 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

OR

_____ have/has a legal title Report to the land on which the development of the proposed project is to be carried out

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 said land is free from all encumbrances.

OR

That details of encumbrances N/A including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 31-12-2023- PHASE-1

4. (a) For New projects:-

That seventy percent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy percent 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.

Or

(ii) That entire of the amounts to be realized hereinafter by me/promoter for the real estate project from the allottes, 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 amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That I/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 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/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) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

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

10. That I / 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 there from.

Verified by me at Shahapur on this 28TH day of 2017.

Deponent

BEFORE ME

Mr. R. V. WALIMBE
B.Com., L.L.B.
ADVOCATE & NOTARY MAHARASHTRA SHAHAPUR
101, Sharyu Apartment, Nath Nagar,
S. B. Road, At. Post Shahapur, Thane - 421 601
Regn. No. 5034 Dt. 07/12/07