भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

TREASURY OFFICE NASIK

UA 127799

30 OCT 2018

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अ.नं. ९९,१०६ रुपये पैसे दिनांक :- १२/११/२०१८

स्टॅम्प विकत घेणाऱ्याचे नाव -एम.के.बिल्डर्स तर्फे प्रोप्रा ओमप्रकाश यादव

राहणार - जेलरोड कारण-प्रतिज्ञापत्र

कोणाकडे सादर करावयाचे -

हस्ते : - अविनाश यादव

सही-

Surana

सौ.प्रभा एस. सुराणा

स्टॅम्प वेंडर,नासिकरोड

३०/२००१

NOTED AND REGISTERED AT SR NO. 6366/2018 THE DOCUMENT CONSISTS OF 3 PAGES

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KAILAS BABURAO SHINDE NOTARY Govt. of Maharashtra Regd. No 147 NASIK

KAILAS BABURAO SHINDE NOTARY Govt. of Maharashtra Regd. No NASIK

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 **M/s. M K Builders**, a proprietorship firm of **Mr. Omprakash Muniraj Yadav**, having its registered office at Shop No. 8, Rajlakshmi Society, Wing B, Near Durga Mata Mandir, Jail Road, Nashik Road, Nashik - 422101, promoter of the new project "**Ruturaj Appartment**" situated at Plot No.11, S. No. 91/2, CTS No. 1732, Jail Road, of Panchak Shiwar, Nashik, Maharashtra – 422101

I, Omprakash Muniraj Yadav, being promoter of the new project, do hereby solemnly declare, undertake and state as under:

1. That promoter / land owner has a legal title to the land on which development of the said Project is proposed 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 project land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter from the date of registration of project is on or before 31st December, 2020.

4. For ongoing project on the date of commencement of Act

   (i) That seventy per cent of the amounts realized hereinafter by promoter for the said 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 amount to be realized hereinafter by promoter for the real estate from the allottees, from time to time, shall be deposited in a separate account to be maintain in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose, Since the estimated receivable is less than the estimated cost of completion of the project.

KAILAS BABURAO SHINDE
NOTARY
Govt. of Maharashtra
Regd. No 147
NASIK

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in accordance with Rule 5.

6. That the promoter 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 statement 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 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, on any grounds.



Deponent

KAILAS BABURAO SHINDE NOTARY Govt. of Maharashtra Regd. No 747 NASIK

Verification

I, **Mr. Omprakash Muniraj Yadav**, proprietor and authorized signatory of M/s. **M K Builders**, hereby verify that 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 Nashik on this 26th day of November, 2018.

Deponent

NOTED AND REGISTERED
AT SR NO. 6326/2018
THE DOCUMENT CONSISTS
OF 3 PAGES

KAILAS BABURAO SHINDE NOTARY Govt. of Maharashtra Regd. No 747 NASIK

BEFORE ME

KAILAS SHINDE
204, Prestige Point
Nasik Road