भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2018 ◐

TREASURY OFFICE NASIK
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30 OCT 2018
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स्टॅम्प विकत घेणाऱ्याचे नाव -शंकर रुपचंद केसवाणी

राहणार - गंधर्व नगरी,ना.रोड कारण-प्रतिज्ञापत्र

कोणाकडे सादर करावयाचे -

हस्ते : - अविनाश सादव

सही-

सौ.प्रभा एस. सुराणा
स्टॅम्प वेंडर,नासिकरोड
३०/२००१

NOTED AND REGISTERED
AT SR NO. 6368/2018/18
THE DOCUMENT CONSISTS
OF 2 PAGES

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KAILAS BABURAO SHINDE NOTARY Govt. of Maharashtra Regd No NASIK

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FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER (LAND OWNER) OR ANY PERSON AUTHORIZED BY THE PROMOTER (LAND OWNER)

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Shankarlal Rupchand Keswani**, Residing at 3, Kamal Bunglow, 617/0227/33/08, Bytco Factory Road, Jijamata Nagar, Nashik Road, Nashik - 422101, land owner and 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 – 422001

I, Shankarlal Rupchand Keswani, being land owner and promoter of the new project, do hereby solemnly declare, undertake and state as under:

1. That I have 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 development agreement between me and promoter/developers 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/developers 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.

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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(s) 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(s) shall take all the pending approvals on time, from the competent authorities.

8. That the promoter(s) 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(s) has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoter(s) 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.



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S.R.Keswani
Deponent

Verification

I, Mr. Sunderlal Rupchand Keswani, being land owner and promoter of the new project, hereby verify that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by me at Nashik on this 26th day of November, 2018.

S.R.Keswani
Deponent

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BEFORE ME

KAILAS SHINDE
204, Prestige Point
Nasik Road