भारतीय गैर न्यायिक

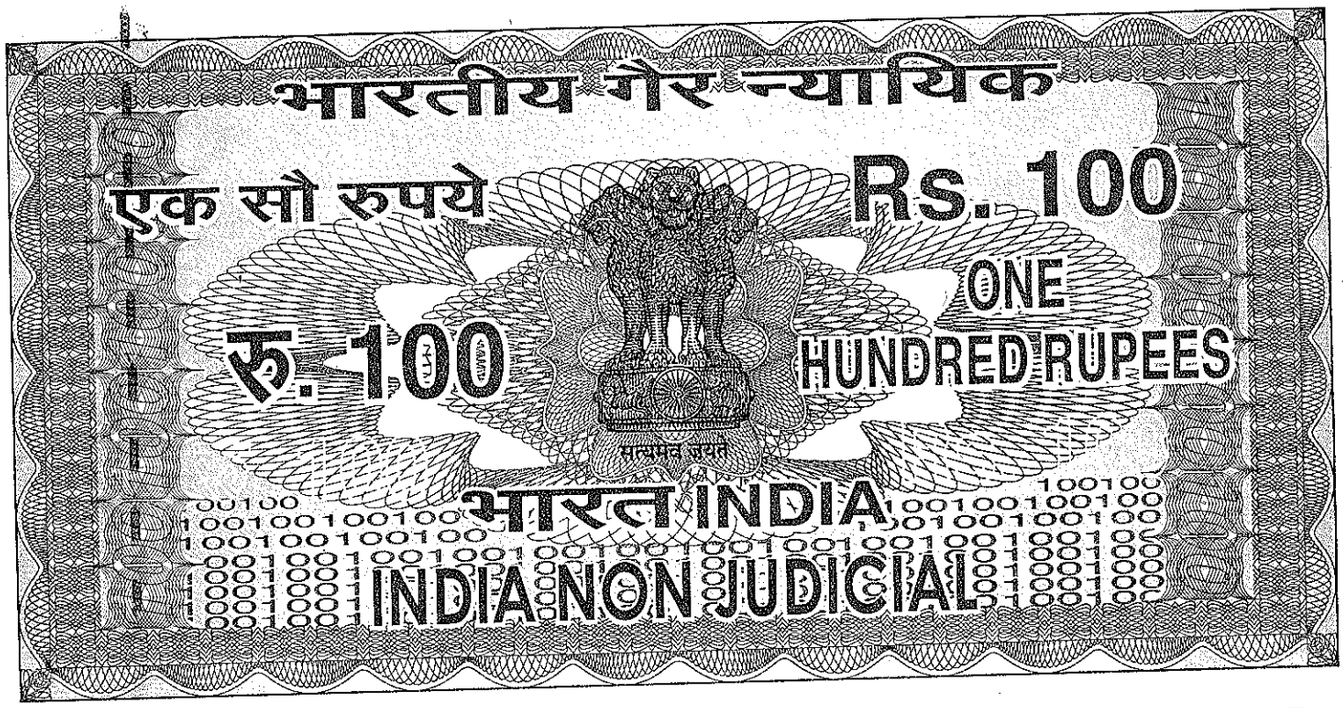
एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL



महाराष्ट्र MAHARASHTRA ◑ 2019 ◑ UX 643157

29 MAY 2019

अनु.क्र. 11514 दि. ..... मु.शु.रक्कम 100/-

दस्ताचा प्रकार प्रतिज्ञापत्रासाठी फक्त

दस्त नोंदणी करणार आहेत का ? होय/नाही. Reg

मिळकतीचे वर्णन .....

मुद्रांक विकत घेणाऱ्याचे नांव नाईकनवरे बिल्डकॉम प्रा.लि.

पत्ता घोलेरोड पुणे

दुसऱ्या पक्षकाराचे नांव .....

हस्ते व्यक्तीचे नांव व ..... पत्ता .....

मुद्रांक विकत घेणाऱ्याची सही.

संजय रंगनाथ चौधरी
परवाना क्रं. २२०१११४
१८४, कसबा पेठ, पुणे-११.

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

वरिष्ठ कोषागार अधिकारी पुणे

15 MAY 2019

प्रथम मुद्रांक लिपीक कोषागार पुणे करिता

NOTARY
KISHOR VITHALRAO JADHAV PUNE MAHARASHTRA
Reg. No. 9085
Exp. Dt. 20-10-2021
GOVERNMENT OF INDIA

[See Circular No. 11/2017]

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Hemant Dattaji Naiknavare, a director of Naiknavare Buildcon Pvt. Ltd, promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20.05.2019.

I, Hemant Dattaji Naiknavare, a director of Naiknavare Buildcon Pvt. Ltd. and promoter of the proposed project do hereby solemnly declare, undertake and state as under :

The real estate project "Neelaya" on the said Property has been registered as with Real Estate Regulatory Authority(RERA) under provisions of Real Estate (Regulation and Development) Act,2016 and Rules at registration bearing No P52100000013 from RERA,

On an application made by Naiknavare Developers PVT LTD to Real Estate Regulatory Authority(RERA) under section 15 of Real Estate (Regulation and Development) Act,2016 and Rules thereunder, on 05.03.2019 the RERA has granted its approval on the said application for the transfer and sale of the said project as envisages under the Sale Deed dated 28/3/2019, registered in the office of Sub Registrar at serial No 2245/2019 in favour of Naiknavare Buildcon Pvt. Ltd.

1. That Promoter 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 Sale Deed in favour of promoter in respect of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances except charge of VISTRA ITCL( INDIA) LIMITED And ASK REAL ESTATE SPECIAL SIYUATION FUND-1.

3. That the time period within which the project shall be completed by the promoter from the date of registration of the Project "NEELAYA"is on or before 31/12/2019;

4. For ongoing project on the date of commencement of the Act seventy per cent of the amounts realized by the 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.

5. That the amounts from the separate account 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 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 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.

11. The Promoter shall comply with all the obligations under agreement of sale executed by erstwhile promoter with respect to the Allotees of the project and here by assumed all the obligations of the erstwhile promoter under the Act.

Deponent

**Hemant Dattaji Naiknavare,**
Director of Naiknavare Buildcon Pvt Ltd,.

## Verification

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

Verified by me at Pune on this 6th day of June, 2019.

BEFORE ME

KISHOR V. JADHAV
Advocate & Notary
Govt. of India

**Hemant Dattaji Naiknavare,**
Director of Naiknavare Developers Pvt Ltd,.

NOTED AND REGISTERED
AT SR. NO. 2427/19
DATE 06 JUN 2019