भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2016 ◐ AB 771644

It is compulsory the reason for which who has purchased stamp Should be used by him for that reason only within 6 Months from the date of Purchase

ONLY FOR AFFIDAVIT (Article-4)

Reg. Serial No. 8016 Date 03 JUN 2017 Rs. 500/-

Stamp Purchaser's Name Ace Augusta

Place of Residence Rahatni Pune 17

Through Name Akash Bhalerao

Stamp Purchaser's Sign.

26 MAY 2017

Sign. : JAY D. WANWARI, Lic.No.: 2201067

(Stamp Vendor) Vishakha Xerox Copiers, Pimpri, Pune-411 017.

FORM 'B'

Affidavit cum Declaration

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

CANCELLED CANCELLED CANCELLED

NOTARY RATAN V. KOYLE PUNE DIST (MAHARASHTRA) R.NO. 11281 GOVERMENT OF INDIA

I, Mr. Anup Parmanand Jhamtani Age- 33 year, Occupation- Business designated partner of M/s. Ace Augusta having registered office at- Jhamtani House, S.no.17/2 opp. D Prabhag PCMC bldg. Rahatani Pune – 411017, promoter of the proposed project "ACE AUGUSTA", S.no. 285/3/1A, 285/3/1B, 285/3/1C, Village Mann, Taluka Mulshi, Dist. Pune, do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title Report to the land on which the development of the project is proposed.

2. That the project land is free from all encumbrances except bank mortgage loan for Construction Finance taken From State Bank Of India, which is duly stamped, executed and registered at Haveli No. 17 by Serial No. 837/2016 on 28/01/2016.

3. That the project shall be completed within the stipulated time from the date of registration.

4. That seventy per cent of the amounts to be realised hereinafter by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule5.

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 utilised 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.

ATTESTED
RATAN V. KOYLE
B.A (HONS), LL.B.
ADVOCATE & NOTARY
(GOVT. OF INDIA) PUNE

NOTARY
RATAN V. KOYLE
PUNE DIST
(MAHARASHTRA)
R.NO. 11281
GOVERNMENT OF INDIA

19/6/2017

M/s. Ace Augusta
Through it's Partner
Mr. Anup Parmanand Jhamtani
Deponent

26 JUL 2017

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 Pune on this 19th day of June 2017.

19/6/2017

M/s. Ace Augusta
Through it's Partner
Mr. Anup Parmanand Jhamtani
Deponent

NOTED AND REGISTERED
AT SR. NO. 705/2017

NOTARY