

महाराष्ट्र MAHARASHTRA ◑ 2017 ◑

SC 557521
12 JUL 2017

NOTARIAL REG.
ENTRY NO. 1204f
DATE 31/7/2017

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 Mr./Ms. ARUN S. JAISWAL (KH.5, MOUZA - GUMGAON) promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 31-07-2017;

I, MR. ARUN S. JAISWAL 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 t to the land on which the development of the project is proposed

OR

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

दस्ताचा प्रकार
(Nature of document) Bond

दस्त नोंदणी करणार आहात का ?
(Whether it is to be registered ?) होय/नाही Yes / No)

मिळकतीचे थोडक्यात वर्णन
(Property Description in brief)

मुद्रांक विकत घेणाऱ्याचे नाव व सही Aarti Jaiswal
(Stamp Purchaser's Name & Signature)

दस्त अन्यांमार्फत नेणार असल्यास त्याचे नाव, पत्ता व सही
(If through other person then Name Address & Signature)

दुसऱ्या पक्षकाराचे नाव
(Name of the other party) Swapnil

मुद्रांक शुल्क रक्कम 100
(Stamp Duty Amount)

मुद्रांक विक्री नोंदवही अनुक्रमांक/दिनांक 18 JUL 2017
(Serial No. / Date) 24485

दस्तानोंदणक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक
संबंध मुद्रांक विक्रीचे ठिकाण/पत्ता

Smt. J. R. Kamble
Stamp Vendor
Khamla Chowk, Nagpur
L. No. 11 / 1996
Code NO. 4601046

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.

OR

That details of encumbrances NIL 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 from the date of registration of project;

4. (a) For new projects :
That seventy per cent 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 per cent 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 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, 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 / 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 I /the 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 / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the 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 therefrom.

Verified by me at Nagpur on this 31st day of July 2017.

Deponent



NOTARY BRAJESH N. PRASAD Nagpur Dist. (M.S.) INDIA Regn. No. 7266 GOVT. OF INDIA

SWORN/SOLEMNLY AFFIRMED BY A. S. Paiswal WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY ... ON THIS 31 July 2017 AT NAGPUR NOTARY NAGPUR DIST. (M.S.) INDIA

CANCELLED CANCELLED CANCELLED

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