



महाराष्ट्र MAHARASHTRA

2019

AT 522235

अनु. क्र. १४६ दि. १- OCT 2019 नु. शु. पञ्चम

दस्तावेज प्रकार पुरिफिकेशन

दस्तावेज नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नाव

पत्ता

दुसऱ्या पक्षासाठी नांव

हस्त व्यक्तिचे नांव व पत्ता



11 OCT 2019

FORM 'B'
[See rule3 (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 Royal Namoville Ventures, having office at 1102, Rahi Bungalow, Lakaki Road, Model Colony, Shivaji Nagar, Pune - 411016 through its

Shankar

promoter Mr. Prafulla Sunil Ikhankar, residing at: AT-1102, Rahi, Model Colony, Shivajinagar, Pune -411016 promoter of the Project – "Namoville"

I, promoter of the plotting project Namoville do hereby solemnly declare, undertake and state as under:

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

OR

have/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 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 _____ including dues and litigation, details of any rights, title, interest or name of any party on or over such land, along with details.

3. That date by which the project viz. Namoville shall be completed by promoter is 30/04/2023;

4. (a) For new projects:-

That seventy per cent of the amounts realized 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 realized 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 realized 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 utilized 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 ~~I~~ 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.



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 11th day of October 2019

11 OCT 2019

Nagun
Nilesh Bhausaheb Gurav



[Signature]
Deponent

Verification



[Signature]
Deponent



BEFORE ME

[Signature]
R. V. PISAL
NOTARY GOVT. OF INDIA

Noted and Registered
at Sr. No. 5100/19
Date:- 11 OCT 2019



5100