

भारतीय गैर न्यायिक
भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIAN NON JUDICIAL

AA 945691

फक्त प्रतिज्ञापत्रासाठी
अनु.क्र. १९०७/१७०/१५ मु.शु.रक्षम ५००
मुद्रांक विकसत घेणाऱ्याचे नांव उदय कान्हो वस।ग
पत्ता मिर्गोरी कुंज
हस्तक्षेप नांव याची गावडे

उत्तर

मुद्रांक दिकत घोषणा-न्यायी रही
शासकिय कार्यावाहकमैल / म्कवासजसमेल प्रतिभापत्र वावर कव्वपासरी
पदक्र काणदाही आयश्यकता नाहीं. (शासन आदेश दि. १/७/२००४ नुसार)

रवी. व्ही. पी. हिंदे
परवाना क्र. ३२०११५२
विष्णुबाजी, अहमदी, गुने
वस्ती - २८६९२२



12 JUL 2017



Affidavit cum Declaration

Affidavit cum Declaration of **Balasaheb .V. Gaikwad (Uday construction co.)** promoter of the proposed **(Emerald park)** duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 19th July 2017.

I, **Ms .Balasaheb .V. Gaikwad(Uday construction co.)** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under.



1. I **Ms .Balasaheb .V. Gaikwad(Uday construction co.)** promoter has a legal title Report to the land on which the development of the project is proposed

OR 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 in or over such land, along with details.

3. That the time period within which the project shall be completed by(**Uday construction co.)** promoter from the date of registration of project;

4.(a) For new projects : That seventy per cent of the amounts realised by **Uday construction co.** 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 (**Uday construction co.**) 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 (**Uday construction co.**) 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 (**Uday construction co.**) the promoter shall take all the pending approvals on time, from the competent authorities.

8. That (**Uday construction co.**) 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 (**Uday construction co.**) the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That (**Uday construction co.**) the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

M/s **Uday construction co.**

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 **Uday Construction Co.** at Nigdi on this day of 19th July 2017.

Through its proprietor

Balasaheb V. Gaikwad
Deponent

NOTED & REGISTERED
At. Sr. No. : 358/1
Dated 17/7/2017

BEFORE ME

CHANDRAKANT B. BOTRE
NOTARY GOVT. OF INDIA
Pradhikaran, Nigdi, Pune - 44.

17 JUL 2017