

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2018 जोडपत्र - 9

TE 844784



मुद्रांक विक्री नोंदवही अनु. क्रमांक 012179 16 MAY 2018
मुद्रांक विकत घेणा-याचे नाव FOR AARTI ESTATES
रहिवासी पत्ता Veer saw Rel Thale
सही [Signature]
परवानाधारक मुद्रांक विक्रेत्याची सही (सौ. शिल्पा एस. नाईक) [Signature]
तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता :- नाईक कमर्शियल सेंटर, शॉप नं. 2, आनंद पॅलेस
(परवाना क्र.: 9209033) बिल्डींग, भवानी चौक, टेंबी नाका, ठाणे (प).

(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून सहा महिन्यात वापरणे बंधनकारक आहे.)

FROM 'B'

[see rule 3(4)]

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. Manish D. Dedhia**, partner and authorized
signatory of **M/S. AARTI ESTATES**, Promoter of the on-going project "**ACE
HOMES**".

I **Manish D. Dedhia**, partner and authorized signatory of M/S. AARTI ESTATES, Promoter of the on-going project "ACE HOMES 1", do hereby solemnly declare, undertake and state as under:

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

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 time period within which project shall be completed by Promoter is Dec 2021.
3. That seventy per cent amounts realized by Promoter for the real estate project from the allottees, from time, shall be deposited in a separate accounts 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.
4. That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amount from the separate accounts shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
6. That Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statements of accounts duly certified and signed by such 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 withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That Promoter shall take all the pending approvals on time, from competent authorities.
8. That Promoter has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
9. That Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Verification

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

Verified by me at Thaneon this 15 May 2018.


Deponent