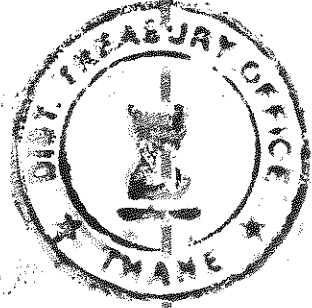




महाराष्ट्र MAHARASHTRA

2018

TG 484246



8 JUN 2018



FORM 'B'

[See rule 3(6)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER**

Affidavit cum Declaration

of Shivanand Shankar Kore, Proprietor of M/s Ishwar Developers & Contractors, the
Promoter of the proposed project "Ishwar Gracia";

I, **Shivanand Shankar Kore**, Proprietor of M/s Ishwar Developers & Contractors,
the Promoter of the proposed project **Ishwar Gracia** do hereby solemnly declare,
undertake and state as under:

For Ishwar Developers & Contractors

Shivanand Shankar Kore
Proprietor

18 JUN 2018



फक्त प्रातिज्ञापत्रासाठी

मुद्रांक विक्री नोंद वही अनु. क्रमांक 62005 दिनांक

मुद्रांक विकत घेणाऱ्याचे नाव... Ishwar Developer contractor

रहिवासाचा पत्ता व सही... 401, Bhwar Estate, Plot-23, Sec - 28

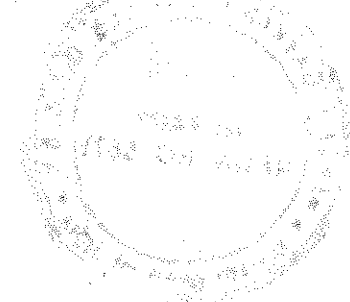
परवानाधारक मुद्रांक विक्रेत्याचे नाव व सही व परवाना क्रमांक तसेच मुद्रांक ठिकीचे ठिकाण/पत्ता

श्री. विनोद वि. शिंदे
परवाना क्र. २२/२००३ दि. २२/०४/०८

मुद्रांक ठिकीचे ठिकाण/पत्ता
मुद्रांक ठिकीचे ठिकाण/पत्ता

शासकीय कार्यालयासमोर/व्यावसायिक ठिकाण व सही व परवाना क्रमांक तसेच मुद्रांक ठिकीचे ठिकाण/पत्ता

तथा कार्यालयाची व्याप्ती मुद्रांक ठिकीचे ठिकाण/पत्ता व कारणासाठी
मुद्रांक ठिकीचे ठिकाण/पत्ता व कारणासाठी



...

...

...

...

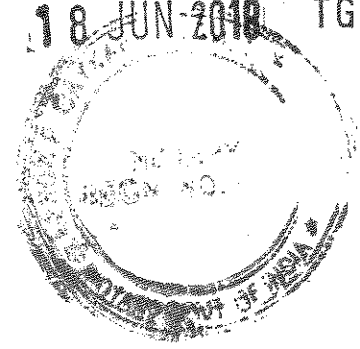
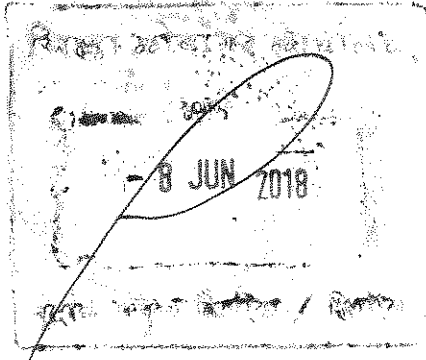
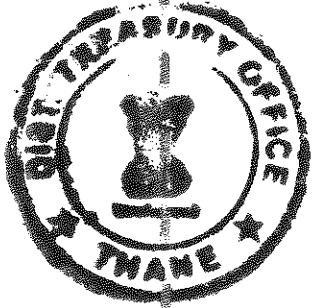
...



महाराष्ट्र MAHARASHTRA

2018

18 JUN 2018 TG 484247



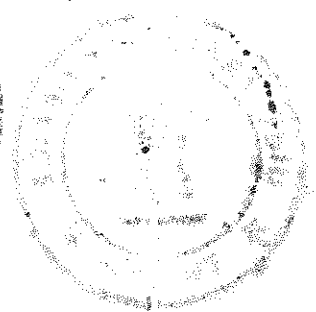
1. That **Shivanand Shankar Kore**, Proprietor of **M/s Ishwar Developers & Contractors** has a legal title to the land on which the development of the project **Ishwar Gracia** is proposed AND a legally valid authentication of **Title Certificate** issued by **Advocate M.A. SAIYED** of such land along with an authenticated copy of the Tripartite Agreement dtd. **5th Sept, 2013** between **CIDCO Ltd.**, original licensee 1) **Shri. Milind Suresh Patil** 2) **Smt. Sumati Vishwanath Patil** 3) **Smt. Seema Ramesh Patil** 4) **Smt. Jaywanti Atmaram Sutar** 5) **Smt. Sangeeta Laxman Partil** and **M/s M/s Ishwar Developers & Contractors** through its proprietor **Shivanand Shankar Kore** the Promoter for development of the real estate project is enclosed herewith.

For Ishwar Developers & Contractors

Womankar

Proprietor

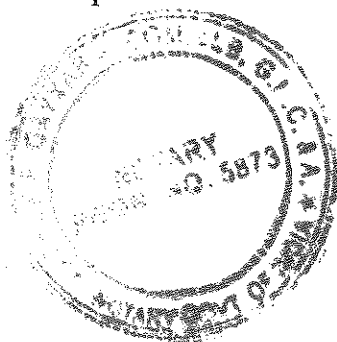
ज्या कायनासाठी ज्याची मुलांक जाहीर सेवा जाहीर त्याच कारणासाठी
मुलांक जाहीर कोल्हासामुल्य ६ महिनेच्या आरंभासाठी ही सेवा जाहीर आहे



bioRxiv preprint doi: <https://doi.org/10.1101/2017.06.01.148000>; this version posted June 1, 2017. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

Figure 1

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of the project is on or before 20th April, 2022;
4. (a) For this new project : 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 this ongoing project on the date of commencement of the Act 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.



For Ishwar Developers & Contractors

Namdev Mehta

Proprietor

- 5873
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.

For Ishwar Developers & Contractors

Shivanand Shankar Kore

Proprietor

Shivanand Shankar Kore

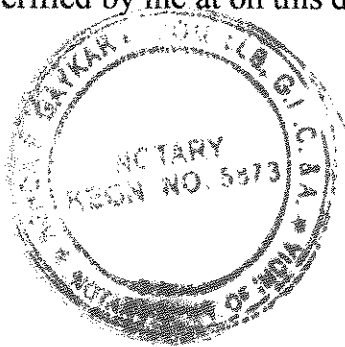
Proprietor of M/s Ishwar Developers & Contractors

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 on this day of _____.



For Ishwar Developers & Contractors

Shivanand Shankar Kore

Proprietor

Shivanand Shankar Kore

Proprietor of M/s Ishwar Developers & Contractors

Deponent

BEFORE ME
I, ASHOK P. BAYKAR, LL.B., G.D.C. & A.
NOTARY GOVT. OF INDIA
Reg. No. 5873
- 2 JUL 2018 -