



महाराष्ट्र MAHARASHTRA

2018

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- 3 SEP 2018

अनु.क्र. 35644 दि. मु.मु.रक्कम 100
 दस्तावा प्रकार केरा अफीडेहीट
 दस्त नोंदणी करणार आहेत का ? होय/नाही.
 मिळकतीचे वर्णन
 मुद्रांक विकत घेणाऱ्याचे नांव नम्रता उदयपूरसिन्हा लि.
 पत्ता तळेगाव दासोड
 दुसऱ्या पक्षाच्या नांव
 हस्ते व्यक्तीचे नांव व ठेकेदाराचे नांव व पत्ता धीरजसिन्हा



मुद्रांक विकत घेणाऱ्याची सही.

संजय रंगनाथ लीधरी
 बरबादा क्र. 2209948
 908, कसबा पेठ, पुणे-411 004

ज्या कारणासाठी उपासो मुद्रांक खरेदी केला त्याची त्याच कारणासाठी
 मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Shailesh Kantilal Shah Director of M/s Namrata Developers Pvt. Ltd., Promoter of the proposed residential project "Happynest Varale" situated on the Plot bearing Survey No - 47 (PART), S. No. 48 (PART), Talegaon Dabhade, Tal. Maval, Dist. Pune -410507.

I, Shailesh Kantilal Shah Director of M/s Namrata Developers Pvt. Ltd., Promoter of the proposed residential project 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 is 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 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 project is on or before 31st December 2021.
4. 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosure on website) Rules, 2016.
6. That Promoter shall get 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 the promoter shall take all the pending approvals on time, from the

competent authorities.

8. That 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 7 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 Pune on
this day of September 2018.



Deponent



BEFORE ME



ANAND H. JAWALKAR
NOTARY GOVT. OF INDIA
PUNE

NOTED AND REGISTERED AT
SERIAL NO. ER. 1260/2018



03 SEP 2018