



महाराष्ट्र MAHARASHTRA

2017

SH 061219

ज्या कारणासाठी मूद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून : बहिऱ्यात वापरणे बंधनकारक आहे.

मुद्रांक विक्री नोंद वही अनु. क्रमांक : 5736 दि. 26/07/17

दस्तावेजा प्रकार

दस्त नोंदणी करणार आहे का ?

मिलकतीचे नाव

मुद्रांक विकत घ्यायच्या नांव

पत्ता

दुसऱ्या पक्षकाराचे नांव

मुद्रांक शुल्क रक्कम

दस्त असल्यास त्याचे नांव व पत्ता व सही : 245, विरवा, वही 5736/3014 स. गुलाब बागवान

स्टॅप व्हॅंड

सौ. प्रणाली प्र. भुमकर

७३, महेशनगर, पिंपरी, पुणे-४११०१८.

(ला.नं. 2201061)

मो. 9890965419

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. NISARG VENTURES** (ASSOCIATION OF PERSONS) having its Registered Office at Flat No 101 & 102, Heritage, Rahatani - Pune by the hand of its associates and POA holders **Mr. SAJID GULAB BAGWAN** Age - 44, Adult, Occupation : Business Address : Pimpri, Pune - 411018 Its Signatory duly authorized by the promoter of the Proposed Ongoing Project Situated at Gat No. 245, Borhadewadi, Hayeli Pune Vide its/his/their authorization dated 04/04/2014;





I **Mr. SAJID GULAB BAGWAN**, promoter of the Project /duty authorized by the promoter of the proposed ongoing project do hereby solemnly declare, undertake and state as under:

1. That I/we promoter have/has a legal title Report to the land on which the development of the project is Proposed Ongoing.

AND

a legally valid authentication of title of such land along with an authenticated copy of the sale deed between previous 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 on 30th June 2019,

4. (b) For ongoing project on the date of commencement of the Act

(i) That seventy percent of the amount 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 That the amount from the separate account shall be withdrawn in accordance with Rule.

6. That I/the promoter shall get account 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.



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.

Deponent

M/s. NISARG VENTURES by the hand
of its associates and POA holders **Mr.**
SAJID GULAB BAGWAN

VERIFICATION

The contents of my above Affidavit it cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at on this day of. **26/07/2017**

Deponent

M/s. NISARG VENTURES by the hand
of its associates and POA holders **Mr.**
SAJID GULAB BAGWAN

BEFORE ME

SANJAY M. SAGAVEKAR
ADVOCATE & NOTARY
GOVT. OF INDIA
PIMPRI, PUNE - 411 018
☎ 27422012 / 9881376060

Noted & Registered at Pimpri

Sr. No. 82117 Date: 26/07/2017

26 JUL 2017

