

I, RAMANAND JHINKU YADAV, Age 49, residing at 6, Shiv Shankar Society, Opp Highway Road, Ganesh Wadi Near Highway Auto Garage



2017

जोडपत्र - २

SE 595176

मुद्रांक निधी नोंदणी
क्रमांक ६०२४२ दिनांक २८ JUL २०१७
दस्तावा प्रकार -
दस्त नोंदणी करणार आहे का ? होय/नाही
निलकंठीचे थोडक्यात वर्णन -
मुद्रांक विकत घेणाऱ्याचे नांव - For Ideal Enterprises
हस्त अस्तवत्ता त्यांचे नांव,
पत्ता व सही -
पक्षकाराचे नांव - Partners
मुद्रांक शुल्क रक्कम - 100/500
मुद्रांक विक्रेत्याची सही - (नितिन य. मांजरेकर)
मुद्रांक विक्रीचे ठिकाण/पत्ता - गंगा डोरॉवस/टायपिंग सेंटर
म. ३४, भवानी मार्केट, कलेक्टर ऑफीस जवळ, ठाणे (प.)-४०१
मुद्रांक क्रमांक - १२०१०१०
या कारणासाठी त्यांनी मला मुद्रांक त्याच कारणासाठी
मुद्रांक करीत घेतला आहे.

AFFIDAVIT CUM DECLARATION, BY THE PROMOTER

Affidavit cum Declaration of M/S. IDEAL ENTERPRISES, at
Thane Date- 28-07-2017

I, RAMANAND JHINKU YADAV, Age 49, residing at 6, Shiv Shankar Society, Opp Highway Road, Ganesh Wadi, Near Highway Auto Garage, Thane (W) 400601 promoter of the proposed project "HARI OM ARCADE" do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title Report 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; AUG 2020.

4.(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.

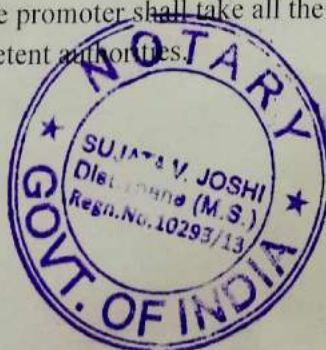
OR

(ii) That entire of the amounts to be realised hereinafter by 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.



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.

Mr. RAMANAND JHINKU YADAV

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 27th day of July, 2017.

R. S. Yadav

Mr. RAMANAND JHINKU YADAV

Deponent



NOTARISED
[Signature]
SUJATA V. JOSHI
ADVOCATE & NOTARY
101/102, Vishal Bldg., Station Road,
Kalyan (W), Thane-400 605.
28 JUL 2017

