



महाराष्ट्र MAHARASHTRA

© 2016 ©

RK 449624



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

Affidavit cum Declaration

24 MAY 2017

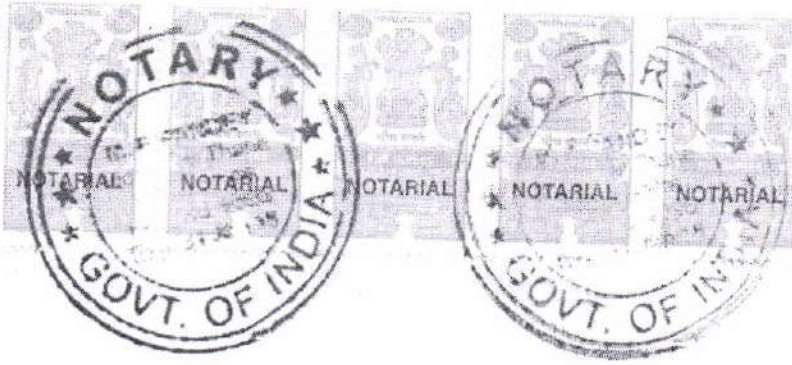
Affidavit cum Declaration of Mr. Praful M. Shah (partner of M/s. Swastik Realtors), promoter of the proposed project.

I, Praful M. Shah (partner of M/s. Swastik Realtors), promoter of the proposed project do hereby solemnly declare, undertake and state as under :

That I 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.





31/05/2017

31/5/17

जोडपत्र 1

मुद्रांक विक्री बाबताची नोंद अनुक्रमांक / दिनांक : 2210

मुद्रांक विकत घेणा-याचे नाव, रहिवाशी, पत्ता व सही : Praful M. Shah

एस्ते : Naresh Mahadik Shubhangi Darshan, Manpada Road, Dombivli (E)

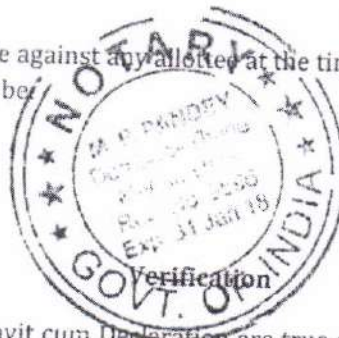
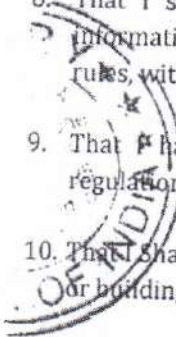
परवानाधारक मुद्रांक विक्रेत्याची सही

व परवाना क्र. 1206041

तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता : श्री. शिरीष अ. जाधव, हरिदिप बिल्डींग, बी/3,
तळमजला, पाटकर रोड, लोहिवली (पूर्व) - 421201

च्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून 6 महिन्यांत वापरणे बंधनकारक आहे.

2. That the project land is free from all encumbrances.
3. That the project shall be completed by me within 3 years from the date of registration of project or commencement of sale, whichever is later.
4. That seventy percent of the amounts to be realized hereinafter by me 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 That the amounts from that the separate account shall be withdrawn in accordance with Rule 5.
6. That I 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I shall take all the pending approvals on time, from the competent authorities.
8. That I 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 have furnished such other documents as have been prescribed by the rules/regulations made under the Act.
10. That I shall not Discriminate against any allottee at the time of allotment of any apartment/plot or building, as the case may be.



[Signature]
Deponent



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

Varified by me at 31 MAY 2017 Day of 31 MAY 2017, 2017.

ATTESTED BY ME
[Signature]
31-05-2017
M. P. PANDEY
NOTARY
GOVT. OF INDIA
31 MAY 2017