

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद-४)

प्रतिज्ञापत्रक कोणाकडे सादर करावयाचे

प्रतिज्ञापत्रासाठी कारण देखी

मुद्रांक विकत घेणाऱ्याचे नाव अब्दुलमान एंट्रप्रायझेस, तर्फे

हस्ते हृषीक चौधरी, तर्फे

मुद्रांक विक्री नोंदवही अनु क्र. /दिनांक ४४ए, ८/६/२०१८

मुद्रांक विकत घेणाऱ्याची सही




श्री. चंद्रकांत ता. थिटे - २२०८००३

जिज्यामता चौक, तळेगांव दापोडे.



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1. That we have a legal title Report to the land on which the development of the project is proposed
OR
Have a legal title report to the land on which the development of the proposed project is to be carried out
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.

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by promoter from the date of registration of project;

4. (a) For new projects :

That 70% of the amount realised by 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 ongoing project on date of commencement of the ACT

That 70% of the amount to be realised herein after by 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 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 schedule 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 That the amounts from separate account shall be withdrawn in accordance with Rule 5.
6. That I /the promoter shall get the 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.

For AASHMAN ENTERPRISES

Deponent

S. Dabhole
PARTNER

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.
Verified by me at on this day.

BEFORE ME
S. Dabhole

ADV. KRISHNA S. DABHOLE
NOTARY GOVT. OF INDIA

NOTED AND REGISTERED AT
SERIAL NUMBER. 627/2018

14 JUN 2018

