



महाराष्ट्र MAHARASHTRA

2018

TT 293374

25 SEP 2018

दि. 25.09.2018

प्रकार

स्त नोंदणी करणार आहेत की ? होय/नाही.

पक्षकृतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव

पत्ता

दुसऱ्या पक्षकाराचे नांव

हस्ते व्यक्तीचे नांव व पत्ता

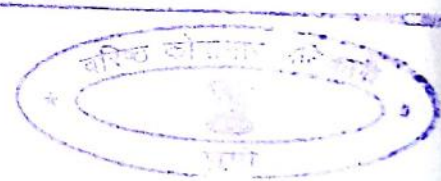
[Signature]

SANGIETAA LOKANDE

परवाना क्र. 2209928

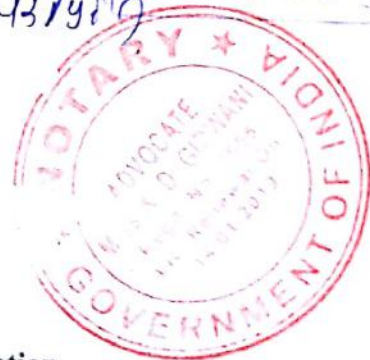
मुद्रांक विकत घेणाऱ्याची सही मॉबोज हॉटेल कम्पाऊंड, बंडगार्डन रोड, पुणे-१

या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केलेल्यापैकी ६ महिन्यात वापरणे बंधनकारक आहे.



12 SEP 2018

प्रथम मुद्रांक लिपीक कोषागार पुणे करिता



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Nitin Shrikisan Jajoo promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 22/03/2018;

[Signature]

1. **Mr. Nitin Shrikisan Jajoo** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

OR

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

4. (a) For new projects:

That seventy per cent of the amounts realised 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.

(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.

Noted & Registered
at Sl. No. 2311/18

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 on 25/09/2018.



Deponent



Deponent



BEFORE ME

Miss K.D. Gidwani
Advocate & Notary
Govt of India