



महाराष्ट्र MAHARASHTRA

2017

SD 024072



प्रधान मुद्रांक कार्यालय, मुंबई  
प.म.ति क. ८००००९५  
-7 JUL 2017  
सक्षम अधिकारी

श्री. प्र. ना. चिपघरे

### Affidavit cum Declaration

Affidavit cum Declaration of Mr. Yogendra Dahyabhai Patel promoter of the proposed project, vide his authorization dated 30<sup>th</sup> May 2017.

I, Mr. Yogendra Dahyabhai Patel promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

AND

a legally valid authentication of title of such land of the real estate project is enclosed herewith.



2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter is 31<sup>st</sup> December 2027.

4. That seventy per cent of the amounts 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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

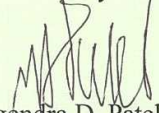
7. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected 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.

8. That promoter shall take all the pending approvals on time, from the competent authorities.

9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Bharat Agri Fert & Realty Ltd.

  
Yogendra D. Patel  
(Chairman & Mg. Director)

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 Mumbai on this 19th day of July 2017.

For Bharat Agri Fert & Realty Ltd.

  
Yogendra D. Patel  
(Chairman & Mg. Director)



BEFORE ME

  
RAJKUMAR P. MOHITE  
ADVOCATE & NOTARY  
(GOVT OF INDIA)

|        |         |
|--------|---------|
| SR NO. | 1723/17 |
| Date   | 19/7/17 |