



महाराष्ट्र MAHARASHTRA

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WS 226902

अ. नं. 24189 दि. 2 MAR 2020
श्री. / श्रीमती / सौ. ... रु. 100/- पैकी रु. ...

पता ABH Developers Pvt. Ltd.
S. No. 21, Opp. Bobby Hotel,
हस्ते ... Gangapur Road, Nashik
सही ...

TREASURY OFFICE NASIK

24 FEB 2020

NOTARY
NOTED & REGISTERED
at Serial No. 1591
DATE 6/7/2020
This Document Contains
Total ... Pages

श्री. सं. ... अमृतकर
रंम ... शिक.
(मु. वि. ... 6/6/2020)

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

Affidavit cum declaration

Affidavit cum declaration of Mr. Ritesh Dharampal Hanswani duly authorized by the Promoter of the proposed project, vide it's authorization dated March 5, 2020.

I, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter i.e. M/s ABH Developers Private Limited and Mr. Milan Sudhir Shah, Mr. Naresh Navnitlal Shah, Mr. Karan Rajendra Shah, M/s Happy Homes Developers, Mr. Dinesh Kanayalal Manwani, Mr. Vinod Kanayalal Manwani, M/s Areehant Developers and Mr. Viraj Vilas Shah i.e. the land owners 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 the 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 the Promoter from the date of registration of the project;
4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5;
6. That 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 the Promoter shall take all the pending approvals on time, from the competent authorities;
8. That 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;

Parties are Identified by

9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act; and
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

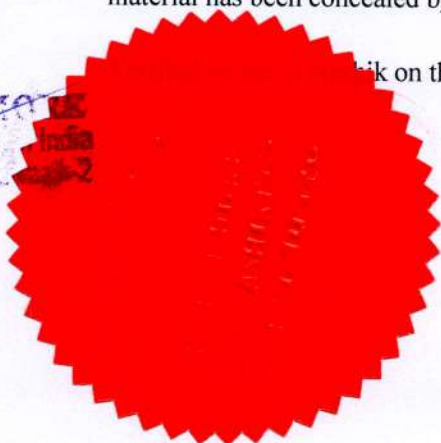


BEFORE ME

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

Witness on this 6th Day of March 2020

MUKUND R. DHORE
Advocate & Notary Govt. of India
District Court Compound...



Ritesh Hanswani
(Mr. Ritesh Dharampal Hanswani)

Verification

Ritesh Hanswani
(Mr. Ritesh Dharampal Hanswani)