



महाराष्ट्र MAHARASHTRA

० 2017 ०

SB 210897

पुणे जिल्हा क ५२६० जमात ५/१०/१७ रकम १००/-

पुढाक कोणाच्या नावावर आहे - प्रविष्टीपत्र -

मुदत कायदा आहे

संपूर्ण आहे

संपूर्ण पत्र आहे

समर्थ उद्योगकर्ता
जी. २१५७११९ - ना. जुमर्ला -
आ. वि. मे. १००/-
[Signature]

- 3 OCT 2017

उपकोषागार अधिकारी, जुमर्ला

[Signature]

NOTARY PUBLIC
MANGESH MAHADEV BANKAR
PUNE



- 9 OCT 2017

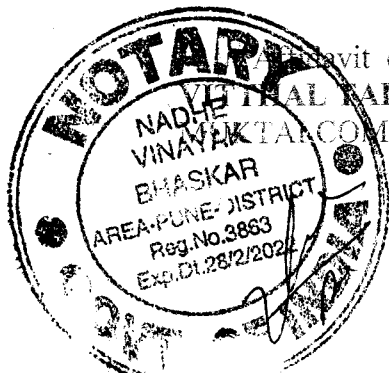
FORM 'B'

(See rule 3 (6))

Noted & Registered
at Sr.No. 488/2017

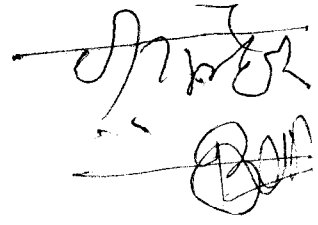
DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE LAND OWNER OR ANY PERSON AUTHORIZED BY
THE LAND DEVELOPERS

Affidavit cum Declaration



Affidavit cum Declaration of 1. Mr - MANGESH MAHADEV BANKAR 2. Mr.
VINAYAK KABAJI MEHER : the Land Developers of the Proposed Project "SHREE
KARTAR COMPLEX".

[Signatures of Mangesh Mahadev Bankar and Vinayak Kabaji Meher]

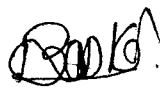
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- 1) 1.1) Mr.- MANGESH MAHADEV BANKAR 2) Mr. VITTHAL TABAJI MEHER
– A land Developers of the proposed project do hereby solemnly declare, and
state as under :-

PARTNERS:

- 
1. Mr.- MANGESH MAHADEV BANKAR
 2. Mr.- VITTHAL TABAJI MEHER

Hereinafter referred to as The Developers with whom we have
Entered into a Development Agreement.

AND

- 
- 2) 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.
 - 3) That the project land is free from all encumbrances.
 - 4) That the time period within which the project shall be completed by me/
promoter from the date of registration of project.
 - 5) a) For New Projects
(I) That seventy percent of the amounts to be realized hereinafter by
Me/promoter
for the real estate project from all 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.
 - 6) That the amounts from the separate account shall be withdrawn in accordance
with Rule 5.
 - 7) 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 amount
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.
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- 

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

9) 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 3 of these rules, within seven days of the said changes Occurring.

10) That I/ the promoter have / has regulations such other documents as have been prescribed by the rules and regulations made under the Act.

11) 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.

Deponent

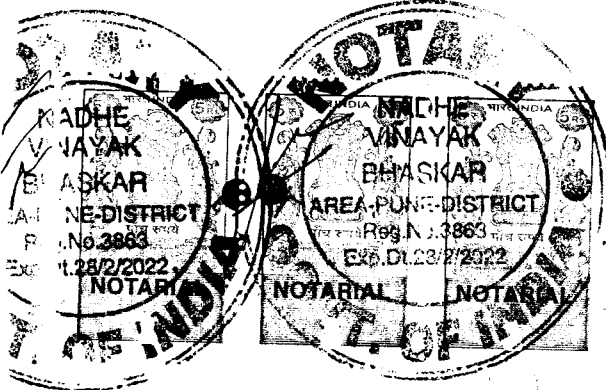
Mr.:- MANGESH MAHADEO BANKAR

Mr. VITTHAL TABAJI MEHER

The Developers.

Noted & Registered
at Sr.No. 498/2017

- 9 OCT 2017



BEFORE ME
V. B. NADHE
B.Com., L.L.B.
ADVOCATE & NOTARY
UNION OF INDIA
Reg.No.3863

[Signature]

[Signature]

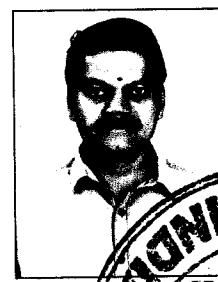
Verification

The contents of my above Affidavit cum Declaration are true and correct and noting material has been concealed by me there from.
Verified by me at Narayangaon.

Deponent

Mr.:- MANGESH MAHADEV BANKAR

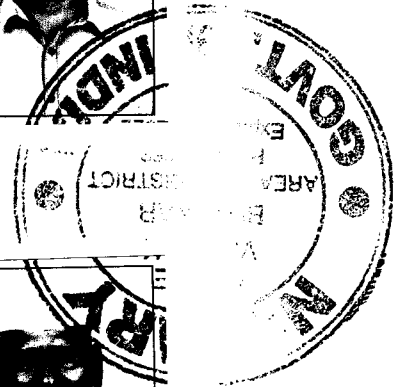
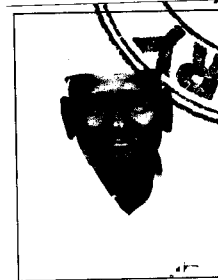
[Signature]



[Signature]

Mr.:- VITTHAL TABAJI MEHER

The Developers



9 OCT 2017

Noted & Registered
at Sr.No. 688/2017

BEFORE ME

[Signature]
V. I. MEHER

ADVOCATE, L.L.B.
NOTARY
UNDER THE
INDIA
REG. No. 3863