

For The City Co-op. Bank Ltd.

Ms. Anagha S. Khuja  
Authorised Signatory

THE CITY CO-OPERATIVE BANK LTD  
MUMBAI MATUNGA BRANCH,  
1, L.B.S. MARKET BLDG  
NEAR MATUNGA C.R. STATION,  
MATUNGA (EAST)  
MUMBAI - 400 019

D-5/STP(V)/C.R. 1078/02/08/1749-57/08

भारत 86173  
153354

SPECIAL  
ADHESIVE  
महाराष्ट्र  
AUG 09 2017



2010 2010 2010 2010 1110 2010 2010 13:07

R-0000500/- PB6756

**AFFIDAVIT CUM DECLARATION**

INDIA STAMP DUTY MAHARASHTRA

Affidavit cum Declaration of Mr. Snehalkumar C. Nadkarni, Proprietor of Saiprasad Realtors and I Snehalkumar C. Nadkarni promoter of the proposed project. I, Snehalkumar C. Nadkarni, do hereby solemnly declare, undertake and state as under :

- 1) That I, Mr. Snehalkumar C. Nadkarni, Promoter have legal title to the land on which the development of the project is proposed and a legal title to the land on which the development of the proposed project is to be carried out. I have 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 said land is free from all encumbrances.
- 3) That the time period within which the project shall be completed by me / promoter is 31<sup>st</sup> December, 2019.
- 4) That seventy per cent of the amounts realized 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.
- 5) That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
- 6) That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I / Promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.

Deponent.

#### 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 9<sup>th</sup> day of August, 2017.

Deponent

