



महाराष्ट्र MAHARASHTRA

जोडपत्र - २

० 2017 609503

SA 178322

मुद्रांक विक्री नोंदवही अनु क्रमांक

Dec

15 MAY 2017

दस्तावा प्रकार

दस्त नोंदणी करणार आहेत का ? :- होय / नाही

No

मिळवणीचे धोरण/पत्र

मुद्रांक विक्री घेणाऱ्याचे नाव

M/s. NANDIVARDHAN CONSTRUCTIONS PVT. LTD.

हस्ते असल्यास त्याचे नाव, पत्ता

201, 2nd Floor, Oasis Silver Stone,
Near Gajanan Maharaj Temple,
Ram Maruti Road, Thane (W)

सही

Grang
Maha

पसंकारचे नाव

REPA

मुद्रांक शुल्क रक्कम

100

परवानगारक मुद्रांक विक्रेत्याची सही (सौ. शिल्पा एस. नाईक)

Shilpa

परवाना क्र.: १२०१०३३

तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता :- नाईक कमर्शियल सेंटर, शीप नं. २, आनंद पॅलेस, विल्डींग, भवानी चौक, टेंबी नाका, ठाणे (प).

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी करण्यासून सहा महिन्यात वापरणे बंधनकारक आहे.

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr Anil N. Mutha, an adult, Indian Inhabitant Managing Director of Nandivardhan Constructions Pvt Ltd., (Promoter) having its registered office at 201, Oasis Silverstone, Ram Maruti Road, Near Gajanan Maharaj Temple, Thane (West) - 400 601 duly authorised by the promoter of the proposed Project vide its authorization dated 14th July 2017

I, Mr. Anil N. Mutha Director of the Promoter of the Project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the land on which the development of the project is proposed by virtue of Deed of Assignment/Development dated 21/01/2010 duly registered at the office of concerned sub-registrar of assurances at Mumbai under Sr.no. BBE-3/736-2010 dated 21/01/2010.
2. That the project land is free from all encumbrances.
3. That the project shall be completed by the promoter within 3 years from the date of registration of project.
4. That seventy per cent of the amounts to be realized hereinafter 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 as per the provision for Ongoing project on the date of commencement of the Act.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017.
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 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 Authorities 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 the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

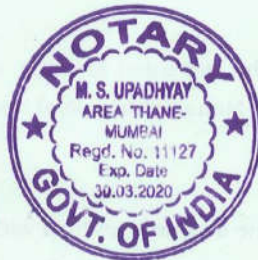
10. That the Promoter shall not discriminate any allottee at the time of allotment of any apartment, plot or building, as the case may be.


Deponent

VERIFICATION

The contents of my above Affidavit Cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Mumbai on this 15 JUL 2017, 2017.




Deponent

AECWPM 0963J (PAN)

BEFORE ME


M. S. UPADHYAY
B.Com., L.L.B.
ADVOCATE HIGH COURT &
NOTARY, GOVT. OF INDIA
H-7/028, KEDAR LOKPURAM,
POKHARAN ROAD No. 2, THANE (W)
Mob. No.: 9321320333, 9867778003

This document is noted at
Sr. No. 97817 1090
in the Notarial Register

15 JUL 2017