

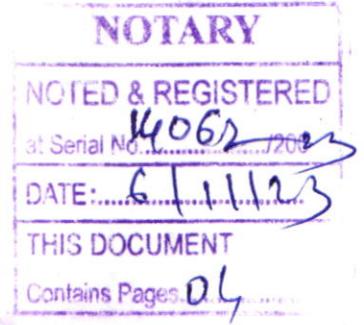
महाराष्ट्र MAHARASHTRA

2023

CB 760779

कारण: डिपॉजिट
अ. क्र. 6000 दि. 06 OCT 2023 किंमत 500/-
नाव: अशिका रजकविजय वि
पता: अशिका मार्ग नाशिक
हस्ते: अनिवेश मुखार
सही:

सौ. ज्योती जीवन द्विरे
स्टॅम्पवेंडर, नाशिक
मु. वि. प. क्र. 7/96

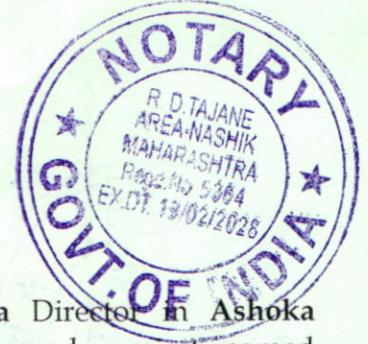


FORM 'II'
[See rule 3(6)]

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



RAVINDRA D. TAJANE
Advocate & Notary
Manuti Chamber's, District Nashik



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Anup Subhashchandra Katariya Director in Ashoka Infraway Limited duly authorized by the promoter of the proposed project named "Thousand Palms Phase -II", vides its/his/their authorization no. N.A. dated 06th November 2023;

I, Mr. Anup Subhashchandra Katariya son of Subhashchandra Katariya, aged 42 Years, Indian national Director in Ashoka Infraway Limited, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have/has a legal title Report to the land on which the development of the Project is proposed

OR

~~Have/has a legal title Report to the land on which the development of the proposed project is to be carried out-~~

AND

~~a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.~~

(2) That the project land is free from all encumbrances.

OR

~~Those details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.~~

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of the project; is 31/12/2027

(4) (a) For new projects: That seventy per cent of the amounts realised 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.

(b) For ongoing projects on the date of commencement of the Rules—

(i) That seventy per cent of the amounts to be realised hereinafter 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.

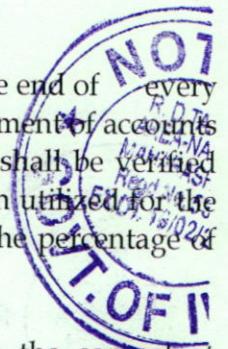
OR


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Manuti Chamber's, District, Nashik



(ii) ~~That entire amounts to be realized hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.~~

- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2)(l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
- (6) 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 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.
- (7) That I/the promoter shall take all the pending approvals on time, from the competent authorities.
- (8) 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 rule 3 of the said Rules, within seven days of the said changes occurring.
- (9) That I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) 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.



Solemnly affirmed on 06th November 2023

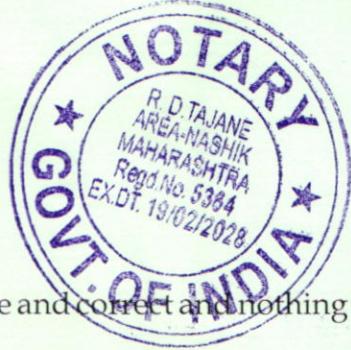
Anup Katariya



Mr. Anup Subhashchandra Katariya
Deponent

RAVINDRA D. TAJANE
Advocate & Notary
Mumbai Chamber's, District Nashik

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 in Nashik 06th November 2023

Anup Katariya



Mr. Anup Subhashchandra Katariya
Deponent

IDENTIFIED BY



BEFORE ME


RAVINDRA D. TAJANE
Notary, Govt. of India
Office - 711, Maruti Chamber
District Court, Nashik - 2

NOTARY

NOTED & REGISTERED

Serial No. 14002/2023

DATE: 6/11/2023

THIS DOCUMENT

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