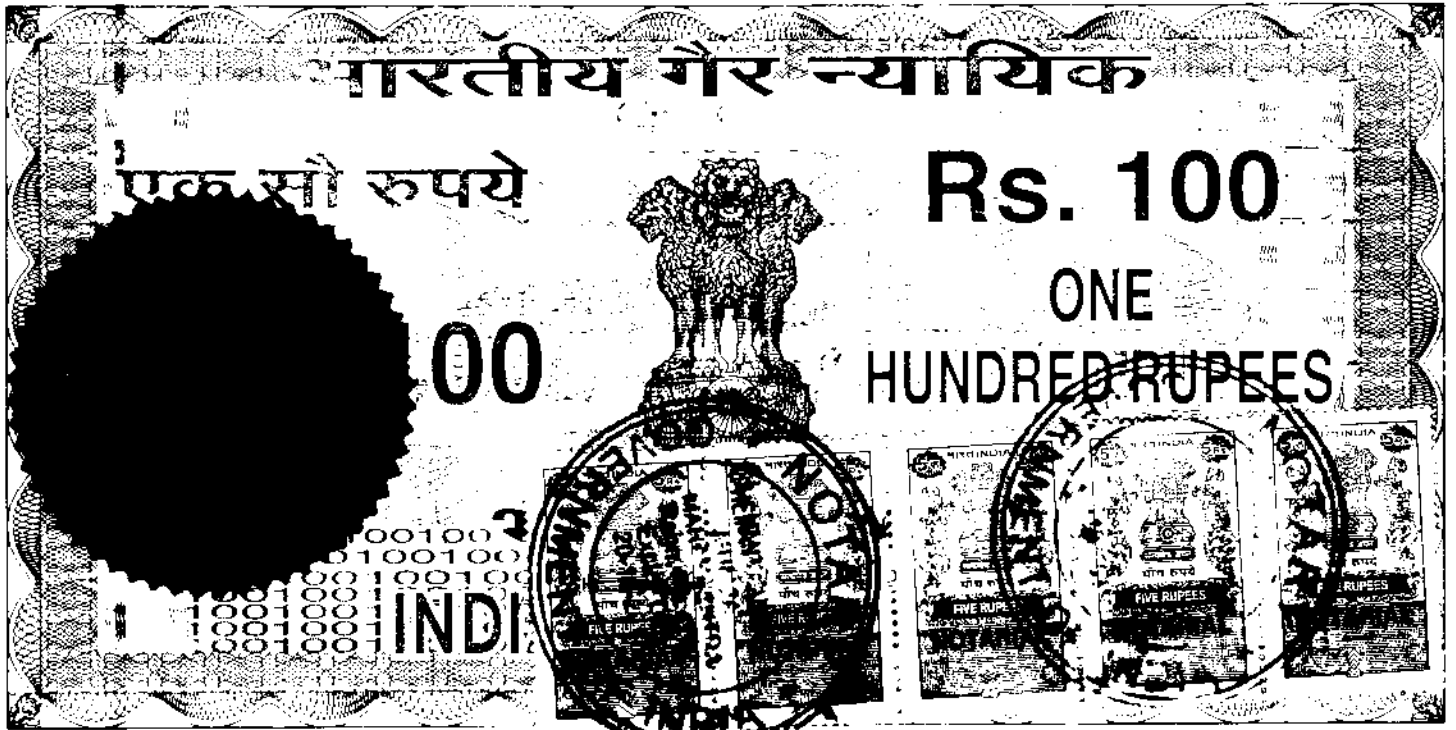
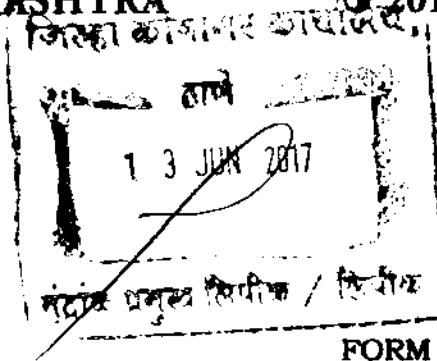




महाराष्ट्र MAHARASHTRA

2017

SF 610610



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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of (1) Mr. Mohan Velji Patel, (2) Mr. Mukesh Mohan Patel, (3) Mr. Niraj Mohan Patel, (4) Neelkanth Mansions And Infrastructure Pvt Ltd (5) Mr. Anil Vadilal Shah (6) Mrs. Daksha Anil Shah, (7) Mr. Tejas Anil Shah and (8) Mr. Kartik Anil Shah Partners of M/s. Neelkanth Palm Realty promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____

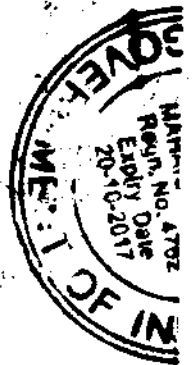
WE, (1) Mr. Mohan Velji Patel, (2) Mr. Mukesh Mohan Patel, (3) Mr. Niraj Mohan Patel, (4) Neelkanth Mansions And Infrastructure Pvt Ltd (5) Mr. Anil Vadilal Shah (6) Mrs. Daksha Anil Shah, (7) Mr. Tejas Anil Shah and (8) Mr. Kartik Anil Shah Partners of M/s. Neelkanth Palm Realty promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

आदेश-२/ Annexure-II

16 JUN 2017

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक/ दिनांक	5953
२. दस्तावेजा प्रकार	
३. दग्न नोंदणी करणार आहेत का?	होय / नाही
४. भिल्लकतीचे थोडक्यात वर्णन	
५. मुद्रांक विक्रीत घेतल्याचे नाव व सही	NEELKANTH PALM F
६. हमी असल्यास त्याचे नाव, पत्ता व सही	Ravindra M
७. हस्ताक्षरकर्त्याचे नाव	
८. मुद्रांक विक्रीचा ठराव	
९. याकरिता प्रत्येकीची किंमती तयार झाल्याने मुद्रांक विक्रीसाठी येणे मुद्रांक विक्रीच्या कामकाज पूर्ण	निदेश श्री. गोजने पत्रक्रमांक. १०१०२३, दि. १०/०१/१२, सेक्टर-२, भागी, भागापूर्वी-४००७६३

16 JUN 2017



1. We have a legal title Report to the land on which the development of the project is proposed except the mortgage as mentioned in clause 2 mentioned below and 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 details of encumbrances and litigation are as under:
 - (i) We have availed finance/loan from IL&FS Trust Company Limited now known as Vista ITCL Ltd
 - (ii) Public Interest Litigation bearing No 83 of 2015 filed by one Mr. Jitendra Ahwad against State of Maharashtra, Thane Municipal Corporation and various builders/developers, including the Owners, of the said Project. However, till date, no order, interim or otherwise, has been passed in the said PIL and the same is pending for disposal.
3. That the time period within which the project shall be completed by me / promoter from the date of registration of project i.e 31st May 2021.

4. (a) For new projects :-

~~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 the purpose.~~

(b) For ongoing project on the date of commencement of the Act.

(i) That seventy per cent of the 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.

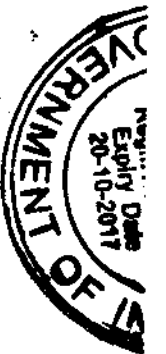
OR

~~(ii) That entire of the amount to be realized hereinafter by me / promoter for the real estate project for the allottees, from time to time shall be deposited in a separate account to be maintained in a schedule 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.~~

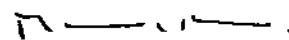
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That The promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



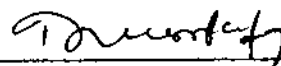
[Handwritten signatures and initials]



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.
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 against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



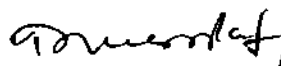
Mr. Mohan Velji Patel



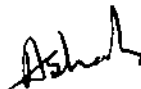
Mr. Mukesh Mohan Patel



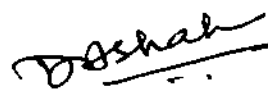
Mr. Niraj Mohan Patel



Neelkanth Mansions And
Infrastructure Pvt Ltd



Mr. Anil Vadilal Shah



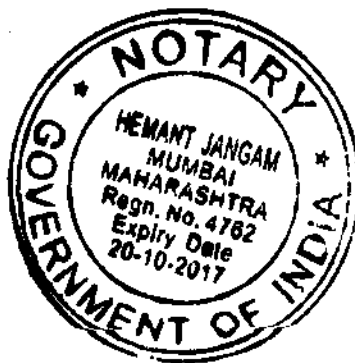
Mrs. Daksha Anil Shah



Mr. Tejas Anil Shah



Mr. Kartik Anil Shah
Deponents

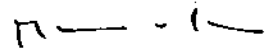


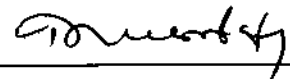


Verification

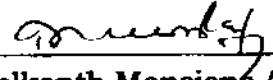
The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us/ me there from.

Verified by me at Mumbai on this _____ day of July 2017

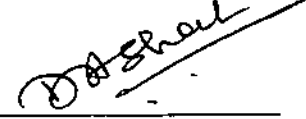

Mr. Mohan Velji Patel

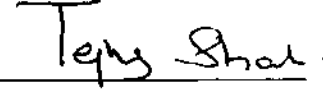

Mr. Mukesh Mohan Patel

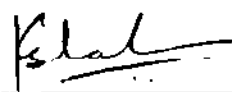

Mr. Niraj Mohan Patel

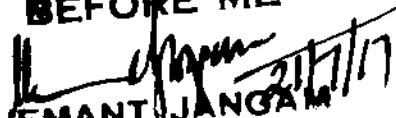

Neelkanth Mansions And
Infrastructure Pvt Ltd


Mr. Anil Vadilal Shah


Mrs. Daksha Anil Shah


Mr. Tejas Anil Shah


Mr. Kartik Anil Shah
Deponents

BEFORE ME

HEMANT JANGAM
NOTARY, GOVT. OF INDIA
MUMBAI, MAHARASHTRA
27 JUL 2017

Reg. No. 2/2001
Sr. No. 19 Pg. No. 6
Date : 27 JUL 2017

