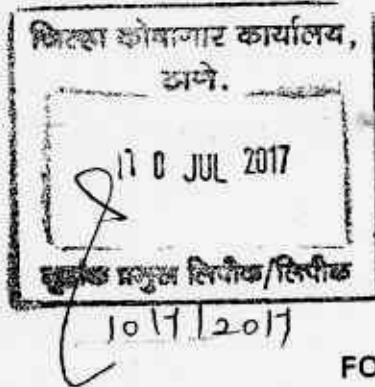




महाराष्ट्र MAHARASHTRA

2017

SD 137106



FORM - "B"

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MR. YOGESH POPATLAL THAKKAR**, Partner of **M/S. NISARG NIRMAN DEVELOPERS**, Promoters of the proposed Project.

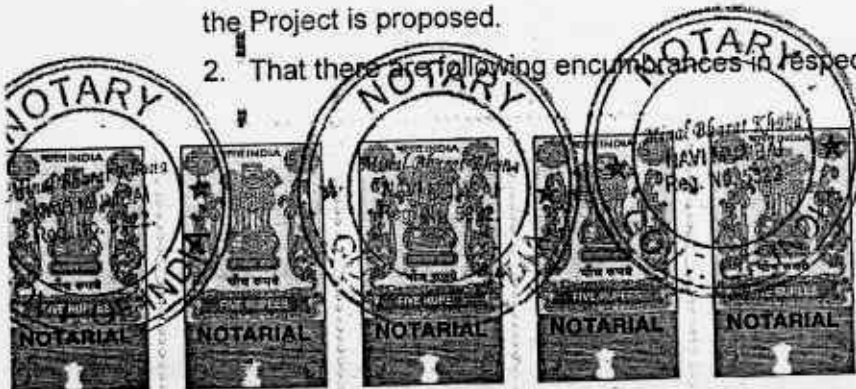
I, **MR. YOGESH POPATLAL THAKKAR**, the Partner of **M/S. NISARG NIRMAN DEVELOPERS**, the Promoters of the proposed Project do hereby solemnly declare, undertake and state as under:

1. That the Promoters have a legal title report to the said land on which the development of the Project is proposed.

2. That there are following encumbrances in respect of the said project land

For NISARG NIRMAN DEVELOPERS

Partner



13 JUL 2017



१. मुद्रांक विक्री नोंदवही अनु. क्रमांक/ दिनांक	80958
२. दस्तावेज प्रकार	ATT
३. दस्त नोंदणी करणार आहेत का?	होय/ नाही
४. मिळकतीचे थोडक्यात वर्णन	
५. मुद्रांक विकत घेणाऱ्याचे नाव व सही	NISARG NIRMAN DEVELOPERS
६. हस्ते असल्यास त्यांचे नाव, पत्ता व सही	Ajay Vashi
७. दुसऱ्या पक्षकाराचे नाव	
८. मुद्रांक शुल्क रक्कम	1000
९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / बत्ता	सौ. रोहिणी अमर. चिरादार परवाना क्र. १२०१०२४
ई.६/१:१, सेक्टर-१, वाशी, नवरी मुंबई	
१०. या प्रस्तावावर ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यासुन ६ महिन्यात यावरचे प्रत्येक आदेश.	

Ratil

i) The Promoters have availed construction loan from Piramal Finance Private Limited and in order to secure (i) the repayment of the entire loan amount to Piramal Finance Private Limited and (ii) the discharge of all the obligations of the Promoters in this regard, the Promoters have executed Deed of Mortgage dated 25th November, 2016 with IDBI Trusteeship Services Limited, whereby the Promoters have agreed to grant to the said IDBI Trusteeship Services Limited the charge on the leasehold rights on the said entire Land and the Building "NISARG GREENS-PHASE II A" being constructed on the Project Land.

ii) There is one Civil Revision Application No. 896 of 2014 pending in The Hon'ble High Court, Mumbai, for Hearing.

3. That the time period within which the Project shall be completed by me / Promoters is by 31st December, 2020.
4. That Seventy per cent of the amounts to be realized by hereinafter by me / Promoters 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 purposes .
5. That the amounts from the separate account shall be withdrawn by me in accordance with Rule 5.
6. That I / 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 / Promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / 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 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.

NOTED / REGISTERED

Sr. No. 521-2017

Identified by me
Sandeep Ambar 81-

Before Me

M. Khona
NOTARY

Mrs. Minal Bharat Khona

B. Sc., LL.B.

ADVOCATE HIGH COURT
108, J. K. Chambers, Sector-17, Vashi,
Navi Mumbai.



FOR M/S. NISARG NIRMAN DEVELOPERS
For NISARG NIRMAN DEVELOPERS

Yogesh Popatlal Thakkar

Partner

MR. YOGESH POPATLAL THAKKAR

Partner

(Deponent)

28 JUL 2017

VERIFICATION

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Navi Mumbai on this 28 Day of July, 2017.



FOR M/S. NISARG NIRMAN DEVELOPERS

For NISARG NIRMAN DEVELOPERS


MR. YOGESH POPATLAL THAKKAR

Partner

Partner

(Deponent)

28390

10/11/17