

THE NAVJEEVAN CO-OP BANK LTD
BHAWANI SAW MILLS COMPOUND
1ST FLOOR, NEAR NEW ERA HIGH SCHOOL
ULHASNAGAR - 421 003

D-5/STP(V)/C.R.1071/01/07/705-709/2007

भारत 00187 SPECIAL
199760 ADHESIVE महाराष्ट्र
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INDIA STAMP DUTY MAHARASHTRA



FORM 'B'

[See Rule 3(6)]

Affidavit cum Declaration

I, **Mr. Anil Jessaram Bathija**, Age 48 years. Occupation **Business**, having residence at 602, Mahan Palace, Near Laasi Hall, Ulhasnagar -1 duly authorized Director of "**Regency Nirman Limited**", a Company incorporated under Companies Act, 1956 (hereinafter referred to as "**Promoter**") do hereby solemnly declare, undertake and state as under:



1. That the Promoter (i.e. **Regency Nirman Limited**) is entitled to develop and construct building/s on a parcel of land admeasuring 165608 sq meters (excluding Green zone and CRZ Area of 95180 sq meters) CTS NO. Village Manda Survey No. 42/1, 42/2, 42/3, 42/4/1, 42/4/2, 42/5, 42/6, 47/1, 50/1/B, 50/2, 220/1, 251(Pt), 251 (pt) & Village Titwala Survey No. 201/1, 223/1, 224/1A, 225/1, 246/1 of which land area of 5725.25 square meters (on proportionate basis) is considered for registration under Phase VIII (hereinafter referred to as "**Land**").
2. That the promoter has obtained a legal title report reflecting the flow of title of the Promoter to the said Land on which the development of the said Project is proposed. An authenticated copy of the Title Certificate dated 28/04/2012 issued by Advocate is enclosed/uploaded with Form "A"- Application for Registration of the said Project with Real Estate Regulatory Authority ("**RERA**")
3. That the Promoter is constructing a Project namely "**REGENCY SARVAM – Phase VIII**" on the said Land which will consist of 1 building (hereinafter referred to as the said "Building") with a proposed total construction built up area of 4617.41 square meters (hereinafter referred to as the "**Project**").
4. That the project land is free from all encumbrances & No Encumbrance certificate for the same is enclosed/uploaded with Form "A".
5. That by 31/08/2018, the said project shall be completed by the Promoter.
6. That the 70% (seventy percent) of the amounts to be realized hereinafter by the Promoter for the said Project by 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 in accordance with the provisions of the Real Estate (Regulation And Development) Act, 2016 and rules thereunder.
7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation And Development) Rules, 2017 ("**Rules**").
8. That the Promoter shall get the accounts audited within 6 (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 this Project have been utilized for the same project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.

9. That the Promoter shall take all the pending approvals on time, from the competent authorities.
10. That the Promoter shall inform the authority regarding all the changes that have occurred in the information furnished under subsection (2) of section 4 of the Act and under Rule 3 of the Rules, within 7 days of the said changes occurring.
11. That the Promoter has furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.
12. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment.
13. That I am executing this Affidavit cum Declaration in support of Form-A being the Application to be made for the registration of the said Project i.e. "REGENCY SARVAM – Phase - VIII " with RERA.


Deponent

VERIFICATION

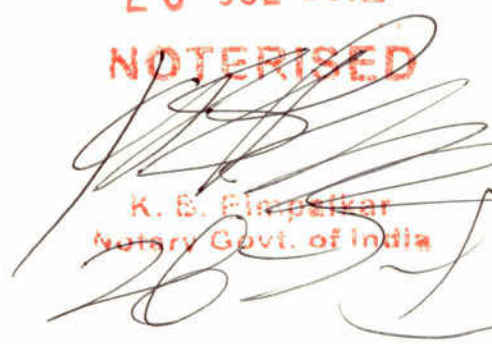
I, **Mr. Anil Jessaram Bathija**, Age 48 years.. Occupation Business having residence at 602, Mahan Palace, Near Laasi Hall, Ulhasnagar -1 . duly authorized Director of "**Regency Nirman Limited**", hereby verify that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed from me there from.

Verified by me at Ulhasnagar on 21st day of July 2017.


Deponent

26 JUL 2017

NOTARISED


K. B. Pimpalkar
Notary Govt. of India

