



महाराष्ट्र MAHARASHTRA

2022

28AA 944888



FORM 'B'

[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of M/S NEXA BUILDCON LLP promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, promoter of the proposed project / 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



जॉइंटपत्र २

मुद्रांक विही नोंदवही अक्रमांक दिनांक

दस्तावेज प्रकार 16 NOV 2022

दस्त नोंदणी करणार आहे का ? :- होय/नाही

मित्रकदीचे थोडक्यात वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता Nexa Buildcon LLP

दुसऱ्या पक्षकाराचे नांव व पत्ता

हस्त अस्तवस्त खाते नांव/पत्ता Suresh Tiwari

हस्ता सही

परवानाधारक मुद्रांक विक्रेत्याची सही (प्रमोद आर. दुंदे)

मुद्रांक विक्रीचे पत्ता - आदेश्वर कृपा, भाता पार्क, मीरा रोड (पूर्व), ठाणे.

परवाना क्रमांक १२०१०४७

मुद्रांक खरेदी करेल्यापासून ६ महिन्यात न्याय करणारक

629859

16 NOV 2022





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 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 the project land is free from all encumbrances.

OR

That 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 31/10/2025

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 project on the date of commencement of the Act

(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

(ii) That entire 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, 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 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 utilised 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 these 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.



ATTESTED BY ME

A. KALAM KHAN

Advocate & Notary Govt. Of India
304, Rahi Corner Palace CHS Ltd.
Pleasant Park Road, Mira Village,
Mira Road (East), Thane-401107

