



महाराष्ट्र MAHARASHTRA

सुरक्षादाता दिनांक
इसकोषागाराचे नांव - पत्रावर
वि. रावनाथ

परवानाकार अधिकारी
पत्रावर - रावनाथ



[Signature]

०३ 2018 Annexure-II

AL 338477

मुद्रांक विक्री नोंद अनुक्रमांक 2663 दिनांक 12-4-19

दस्तावा प्रकार 2663 दस्त नोंदणी करणार आहेत का - होय/नाहो

मिळकतीचा बर्णन

मुद्रांक विक्रीत घेणा-याचे नांव व सही रतनलाल च. चौधरी

दुस-या पक्षकाराचे नांव पत्रावर

हस्त असल्यास त्याचे नांव, पत्ता व सही के.रा.रावनाथ

मुद्रांक शुल्क रक्कम 500/-

परवाना मुद्रांक विक्रीच्या सही व परवाना क्रमांक
मुद्रांक विक्रीचे ठिकाण व पत्ता

श्री. सुनिल विठ्ठल परदेशी
श्री मयूर कृपा प्रो.विम अण्ड दायविंग वकिल
पत्रावर, अमृतली - पत्रावर 2/11-19

या कारणासाठी ज्यांना मुद्रांक छेदने केल्या त्यांचे त्याच कारणासाठी मुद्रांक छेदने केल्यासुर ६ मी. नि.म.स.सो बंधकारक

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. Neelkanth Realty through its Partner, Mr. Ratanlal Tararam Choudhary, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide his authorization dated 11.04.2019;

I, Ratanlal Tararam Choudhary, Partner of M/s. Neelkanth Realty, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:





1. M/s. Neelkanth Realty (Promoter) has a legal title Report to the land on which the development of the proposed project is to be carried out i.e. at Plot No. 283, Sector-19, Ulwe, Panvel – 410206.

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.
3. That the time period within which the project shall be completed by the promoter from the date of registration of project shall be 30.06.2022;
4. For ongoing project on the date of commencement of the Act
 - i. That seventy per cent of the amounts to be realised hereinafter by 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 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 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 have / 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.

Deponent

Ratanbhai

Verification

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

Verified by me at Navi Mumbai on this 12th day of April, 2019

Ratanbhai
Deponent



Ratanbhai

Notarial Register

Sr. No. 132/19

Date 17 APR 2019



BEFORE ME

Amrita 17/4/19

AMRITA ASHOK NAIK
Advocate & Notary

Jayanagar CHSL, A/3, Bawan Bungalow
Area, Opp. Kirana CHSL, Court Road,
Old Panvel, Tal. Panvel, Dist. Raigad,
Maharashtra, Pin. 410 206.

17 APR 2019