



महाराष्ट्र MAHARASHTRA

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AK 520093



FORM "B"

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of Mr. Sneh Sandeep Sampat partner of M/s. Neel Sidhi Realities having its registered office at 2nd Floor, The Emerald, Plot No. 195B, Sector 12, Vashi, Navi Mumbai - 400703, promoter of the proposed housing project comprising of Wing A, B and C (part) on the Plot earmarked for housing project (admeasuring 6448.131 sq.mtrs) at Plot No. 23, Sector 11, New Panvel (West), Navi Mumbai (hereinafter referred to as "the housing Project") do hereby solemnly declare, undertake and state as under:

1. That we the Promoters have a legal title report to the aforesaid plot on which the development of the proposed housing project is proposed and a legally valid authentication of title such plot along with an Agreement to Lease between CIDCO Ltd

For NEEL SIDHI REALTIES

Sneh

PARTNER

and the Promoter for the development of the real estate housing project is enclosed herewith

That the project land on which the housing project is proposed is free from all encumbrances save and except the charge of Kotak Mahindra Prime Limited created vide an Indenture of Mortgage (without Delivery of Possession) dated 17th April, 2018, copy of the Registration Form and Index II is enclosed herewith;

That the said housing project will be completed by the Promoter on or before 31st August, 2021;

4. That seventy percent of the amount realized by the promoter for said real estate housing project from the Allottee/s from time to time shall be deposited in a separate account to be maintained in a schedule bank to cover the construction and land cost and shall be used for that purpose only;
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5;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 the housing have been utilized for the housing project and the withdrawal has been in compliance with Rule 5;
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 change 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.

For M/s. Neel Sidhi Realities

Aueh

Mr. Sneh Sampat
Authorized Partner
(Deponent)

VERIFICATION

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

Verified by me at Navi Mumbai on 20th Day of August, 2018

BEFORE ME

33
GANESH R. KADAM
ADVOCATE & NOTARY

C-117/2-3, Sector-2, Opp. Navratna Hotel,
Vashi, Navi Mumbai - 400703

Noted at Serial

20/8/2018

For M/s. Neel Sidhi Realities

Aueh

Mr. Sneh Sampat
Authorized Partner
(Deponent)

20 AUG 2018

86/6131

पावती

Original/Duplicate

Friday, June 08, 2018

नोदणी क्र.: 39म

12:26 PM

Regn.: 39M

पावती क्र.: 7362 दिनांक: 08/06/2018

गावाचे नाव: पनवेल

दस्तावेजाचा अनुक्रमांक: परतन-1-6131-2018

दस्तावेजाचा प्रकार: प्रीमेट टू नीज

मादर करणान्याचे नाव: ये, नीम सिद्धी विजयदीज तर्फे भागीदार येह सविष संमत हे स्वता करिता व कल्याण

अमनादान पासन, दर्जत गोपालजी पासन, विनाय संतलबाळ कोठारी बांध्या वनीने कुलमुचत्पारी म्हणून

नोदणी की

रु. 30000.00

इस्त हाताळणी की

रु. 1900.00

पुढांची संख्या: 96

एकूण:

रु. 31900.00

JOINT S R PANVEL 1

राज्यात मुल्य: रु. 467500388/-

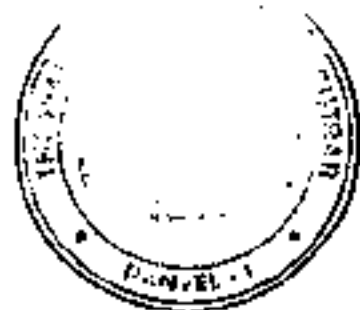
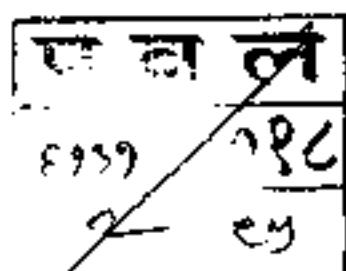
मोबदला न. 467500388/-

परतनेने मुद्रांक शुल्क: रु. 23375100/-

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 070620183965	Date 07/06/2018
Received from NEEL SIDHI REALTIES, Mobile number 2227454046, an amount of Rs.1900/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office S.R. Panvel 1 of the District Raigadh.	
Payment Details	
Bank Name BRPL	Date 07/06/2018
Bank Ctl 10004162016060703069	REF No. 169361285
This is computer generated receipt, hence no signature is required.	

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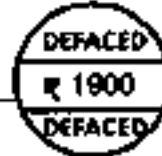




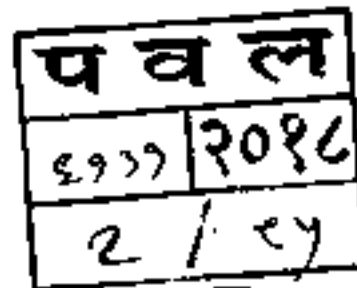
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	070820183065	Date	08/08/2018
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Payment Details			
Bank Name	IBKL	Date	07/08/2018
Bank C/N	10004152018000703063	REF No.	180041255



This is computer generated receipt, hence no signature is required.





PERMISSION / LICENSE TO ENTER UPON THE LAND

I/WE, SHRI/MESSRS NEEL SIDHI REALTIES

HAVE THIS 7th DAY OF JUNE 2018 RECEIVED PERMISSION / LICENSEE

TO ENTER UPON A PLOT NO. 23 ROAD NO. - ADMEASURING

THE AREA OF 7,164.53 SQ. METERS OUT OF SECTOR NO. 11

PERTAINING TO REVENUE VILLAGE NEW PANVEL (W) TALUKA PANVEL DISTRICT

RATGAD EARMARKED FOR RESIDENTIAL Cum COMMERCIAL

AS PER DEMARCATION ON SITE AND SHOWN ON THE ENCLOSED PLAN BY A RED COLOURED
BOUNDARY LINE.

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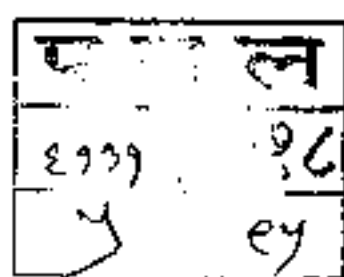


Panvel

PARTNER

TAKEN OVER

HANDLED OVER
DDO / ADO / OSD
CUC - Marketing Cell
CIDCO Limited



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