



महाराष्ट्र MAHARASHTRA

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ZU 320388

प्रतिज्ञापक कोषांकित साक्षर करवायचे :-

प्रतिज्ञापकासाठीचे कारण :-

पुढाक विकत घेण्याचा न्याय :-

३ राहिलारी पत्ता :-

पुढाक विक्री याबतको न्याय यही अनु.क. :-

हस्त व्यक्तीचे नांव व सही :-

प्रवानाधारण मुद्राक विक्रेत्याची सही व परवाना :-

नमूना मुद्राक विक्रीचे निकाश :-



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 **NANASAHEB BHINTADE SPACESS PRIVATE LIMITED** registered under companies Act 2013, having its registered office at S. No. 635/2, 642/1, 643, Ganesh Corner, Shop No. 1, Mahesh Society, Bibavewadi, Pune, Maharashtra, India, 411037, Promoter of the proposed project **N.B. CRYSTAL 'B' PHASE III** part of plot B at S. No. 3/1 to 4/1/3 Village - Ambegaon, Budruk Tal-Haveli, Dist - Pune, Through its Directors, Mr. A. S. Bhintade Age- 69 Years, Occupation - Business, Mr. S. A. Bhintade Age - 42 Years, Occupation - Business, Mrs. M. A. Bhintade Age - 58 Years, Occupation-Business, Mr. A. A. Bhintade Age- 40 years, Occupation - Business & Service address : S. No. 635/2, 642/1, 643, Ganesh Corner, Shop No. 1, Mahesh Society, Bibwewadi, Pune, Maharashtra, India, 411037, vide their authorization Dated

We, **NANASAHEB BHINTADE SPACESS PRIVATE LIMITED** Through Its Directors Mr. A. S. Bhintade, Mr. S. A. Bhintade, Mrs. M. A. Bhintade and Mr. A. A. Bhintade Promoter of the proposed project **N. B. CRYSTAL 'B' PHASE III** do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land on which the development of the proposed project is to be carried out.

OR

The persons namely (i) Mr. A. S. Bhintade, Mr. S. A. Bhintade, Mrs. M. A. Bhintade and Mr. A. A. Bhintade have a Legal title to the whole land on which the development of proposed Project is to be carried out.

2. AND a legally valid authentication of title of such land along with an authenticated copy of the Purchase Deed of the real estate project is enclosed herewith.

That the project land is free from all encumbrances. The encumbrances reflecting on the 7/12 extract of the said Land is originally borrowed for our another project NB OPAL by mortgaging the project land of the Project NB OPAL but in Mortgage Deed the bank has wrongly written Survey No.-3/1 to 4/1/3 instead of Survey no. 3 /1/4/1A/1B/1C/1D and to rectify the aforesaid mistake we have executed Correction Deed Dated 25/05/2021 which is registered in the office of Sub Registrar Haveli No. 02 under serial No. 8462/2021 and effect of that correction Deed is yet to be given on the 7/12 Extract of the Survey No.-3/1/to/4/1/3.

3. That the time period within which the project shall be completed by me/promoter is **31/12/2025**.

4. For New project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be released 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.

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 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 /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 of any apartment, plot or building, as the case may be.

That I am executing this affidavit cum declaration in support of our application for Registration of our project i.e. "N.B. CRYSTAL 'B' PHASE III".

MR. A. S. BHINTADE

A. S. Bhintade

MR. A. A. BHINTADE

Deponents

MR. S. A. BHINTADE

श्री एस अरु भिंते

MRS. M. A. BHINTADE

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 on this day 05th day of APRIL 2022.

MR. A. S. BHINTADE

A. S. Bhintade

MR. S. A. BHINTADE

श्री एस अरु भिंते

MR. A. A. BHINTADE

Deponents

MRS. M. A. BHINTADE

Noted & Registered

Serial No.....

Date:..... 7 APR 2022



BEFORE ME

Bansode
B. S. Bansode
Adv. & NOTARY
GOVT OF INDIA