



महाराष्ट्र MAHARASHTRA

● 2022 ● - 7 SEP 2022 22AA 294957



Affidavit cum Declaration

Affidavit cum declaration of the "M/s.Natasha Developers Private Limited" promoter of the project "Natasha Atlantis"

"M/s.Natasha Developers Private Limited" promoter of the project "Natasha Atlantis" do hereby solemnly declare, undertake and state as under:

1. We have the legal title report to the land on which the development of the project is proposed.
2. The Project land is free from all encumbrances.



For NATASHA DEVELOPERS PRIVATE LIMITED


Managing Director

7 SEP 2022

जाडपत्र-२

7 SEP 2022

मुद्रांक विक्री नोंदवही अनुक्रमांक 9099L दिनांक

दस्ताचा प्रकार दस्त नोंदणी करणार आहे का? होय / नाही

मिळकतीचे थोडक्यात वर्णन

मुद्रांक विकत घेणाऱ्याचे नाव

हस्त असल्यास त्याचे नाव

पत्ता

दुसऱ्या पक्षाकरिताचे नाव

मुद्रांक विक्रेत्याची सही (श्री. प्रभाकर ना. नांदे)

मुद्रांक विक्रीचे ठिकाण : शिव साई टावनिंग सेंटर, गाळा नं. ४०, भवानी मार्केट,

कलेक्टर ऑफिस जवळ, ठाणे - ४०० ६०१. मुद्रांक विक्रेता परवाना क्र : १२०१००८

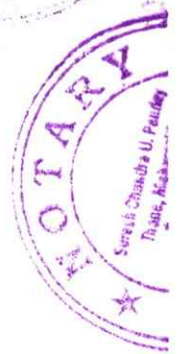
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक
केल्यापामुन ६ माहिन्यात वसुली केलेल्याच आहे.



सही

सही

मुद्रांक शुल्क रक्कम



3. That is the time period within which the project shall be completed by the Developer on or before December 2028. Subject to Force Majeure Force.
4. Seventy Percent of the amounts to be realized hereinafter by the 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. The amount from the separate account shall be withdrawn in accordance with RERA rule 5.
6. **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 take all project.
7. **The Promoter** shall take the pending approvals on time, from the competent authorities.
8. **The Promoter** shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) OD section 4 of the ACT and under rule 3 of these rules, within seven days of the said changes occurring.
9. **The Promoter** have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. **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 NATASHA DEVELOPERS PRIVATE LIMITED

[Signature]
De Managing Director

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by us at _____ on this _____ day of _____.



For NATASHA DEVELOPERS PRIVATE LIMITED

[Signature]
Managing Director
Deponent



NOTARIZED

[Signature]
SURESH CHANDRA U. PANDEY
ADVOCATE & NOTARY
GOVT. OF INDIA
Regd. No. 15207
Thane - Maharashtra

22 SEP 2022