



महाराष्ट्र MAHARASHTRA

2017

SF 555409



प्रधान मुद्रांक कार्यालय, मुंबई
प.म.वि.क. 400008
14 JUL 2017
सक्षम अधिकारी

श्री. हेमंत सायंत

FORM 'B'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Nageshwar Vitthal Neela**,
Administrator of the estate of Late Mr. N. Vitthal, the erstwhile proprietor
of M/s. Priyali Builders & Developers ('Promoter') of the proposed
project;

निडपत्र-१/ANNEXURE - I



केवल शपथपत्रासाठी / Only For Affidavit

मुद्रांक विक्री नोंद नसलेली नोंद बरो अनु. क्र./दि.
(Serial No. / Date)

मुद्रांक विकत घेणाऱ्याचे नांव व रहिवासी पत्ता
Stamp Purchaser Name/Place of Residence & Signature

परवानाधारक मुद्रांक विक्रीत्याची सही
JYOTI P. DOGA
LSV No. 8000009
6, Kondaaji Bldg. No. 3, Nr. Tata Hospital, Parel, Mumbai - 400 012.

(आसक्तेच कर्नाटकसमोर / न्यायालयसमोर प्रतिज्ञापन सापर करणाऱ्यासाठी मुद्रांक कागदाची आवश्यकता नाही. शासन आदेश दि. ०१/०७/२०१४ नुसार)
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केलेल्यापासून ६ महिन्यांत बापरोबे बंधनकारक आहे.

24 JUL 2017

निडपत्र-२/ANNEXURE-II

मुद्रांक विक्री नोंद नसलेली नोंद कर्नांक /दिनांक
(Serial No. / Date)

वस्तुचा प्रकार / भूतत्वे कायदा
(Nature of Document) Declaration

वस्तु नोंदणी लागू आहे का?
(Whether it is to be Registered) Yes/No

विक्रीसाठी ओळखता येईल.
(Property Description) Prigali Builders & Developers

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता
(Stamp Purchaser's Name) 02, Triveni Shallmar CHS, S M D. Road, Wadgaon B, Mumbai - 400 037

हस्त असल्यास त्याचे नांव व पत्ता व सही
(If through other person then Name, Add & Signature)

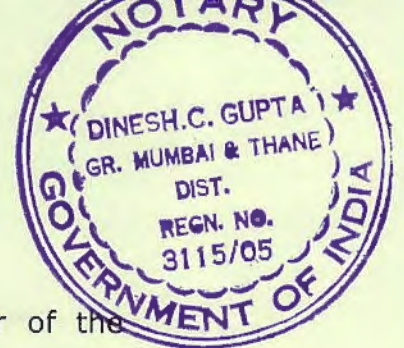
दुसऱ्या व्यक्तीकडून
(Name of other person) MAHA Reng

मुद्रांक विकत घेणाऱ्याची सही
(Stamp Purchaser's Signature)

परवानाधारक मुद्रांक विक्रीत्याची सही
JYOTI P. DOGA
LSV No. 8000009
6, Kondaaji Bldg. No. 3, Nr. Tata Hospital, Parel, Mumbai - 400 012.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केलेल्यापासून ६ महिन्यांत बापरोबे बंधनकारक आहे





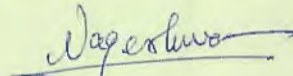
I, Nageshwar Vitthal Neela, Administrator of the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 1) That the Promoter along with the Co-Promoter have a legal title Report to the land on which the development of the project is proposed and legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and Promoter/Co-Promoter for development of the real estate project is enclosed herewith.
- 2) That the detail of encumbrances including litigation is annexed hereto as **Annexure '1'**.
- 3) The Real Estate Project shall be completed by the Promoter/Co-Promoter on or before 30th December, 2024.
- 4) That seventy per cent of the amounts to be realised 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) That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2017 (**'said Rules'**).
- 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 Maharashtra Real Estate (Regulation and

Development) Act, 2016 ('said Act') and under rule 3 of the said Rules, within seven days of the said changes occurring.

- 9) That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the said 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. Priyali Builders & Developers

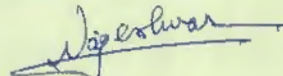

Deponent

VERIFICATION

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

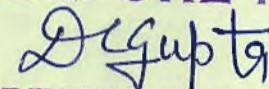
Verified by me at Mumbai on this 25th day of July 2017

For M/s. Priyali Builders & Developers


Deponent



BEFORE ME


DINESH C. GUPTA
NOTARY GOVT. OF INDIA
GR. MUMBAI & THANE DIST

25 JUL 2017



25 JUL 2017

