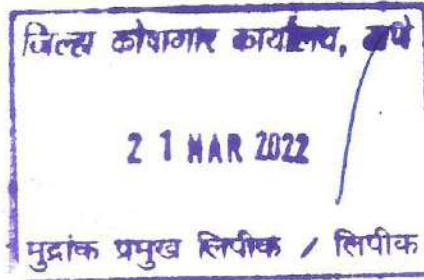




महाराष्ट्र MAHARASHTRA

2021

ZV 247224



FORM 'B'
[See Rule 3(6)]

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Rajnikant D. Sanchala, Promoter of M/s Swastik Builders And Developers, the Promoter of the proposed project 'Neel Kamal Building' / duly authorised by the promoter of the proposed project 'Neel Kamal Building', vide its/his/their authorisation dated 18/01/2022.

I, Mr. Rajnikant D. Sanchala, Promoter of M/S Swastik Builders And Developers - Promoter of the proposed project 'Neel Kamal Building', duly authorized by the promoter of the proposed project 'Neel Kamal Building', do hereby solemnly declare, undertake and state as under:

1. That I /Promoter have/has a legal title report to the land on which the development of the proposed

जोडपत्र २

पुस्तक विक्री नोंदवरी अनुक्रमक्रमांक

दिनांक

इस्तफा प्रकार

दस्ता नोंदणी करणार आहे का ? - होय/नाही

मिळकटीचे शोकावयात वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता

मुद्राच्या पक्षकाराचे नांव व पत्ता

हस्तो जमल्यास त्याचे नांव/पत्ता

हस्तो सही

परवानाधारक मुद्रांक विक्रेत्याची सही (प्रमोद आर. दुबे)

मुद्रांक विक्रीचे पत्ता - आर्देकर कृपा, शांती पार्क, मीरा रोड (पूर्व), मने

परवाना क्रमांक १२०१०४९

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे

24 MAR 2022



24 MAR 2022

01035012





OR

Mrs. Bharti K. Soni, have/has legal title report to the land on which the development of the proposed project is to be carried out

AND

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

OR

that details of encumbrances of loan/finance including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details shall be displayed on the web-page as and whenever occurred.

3. That the time-period, within which the project shall be completed by the promoter from the date of registration of project is December 2028

4. (a) For new projects:

That seventy per cent of the amounts realised 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent 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.

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 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 utilised 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.

Deponent

For SWASTIK BUILDERS & DEVELOPERS


PROPRIETOR

Verification

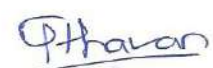
The contents of my above Affidavit-cum-Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at _____, on this 24 MAR 2022 day of _____

Deponent

For SWASTIK BUILDERS & DEVELOPERS


PROPRIETOR


Mrs. PRATIBHA ASHOKRAO CHAVAN
(B.S.L., LL.B., S.E.O.)
ADVOCATE, HIGH COURT, MUMBAI
Off.- Shriv Krupa Bldg. No. 1/6, Sahayadri Nagar,
Kandivali (W), Mumbai - 67.



BEFORE ME


JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT OF INDIA)
Genes Chawl Committee, Kranti Nagar
Zopadpatti, Akurli Road, Kandivali (East).
Mumbai - 400101

24 MAR 2022