



महाराष्ट्र MAHARASHTRA

2017

RW 379320



श्री. हेमंत सावंत

Affidavit cum Declaration

Affidavit cum Declaration of ETCO Builders Private

Limited having its registered office at S-14, 2nd floor, Pinnacle Business Park, Shanti Nagar, MIDC, Mahakali Caves Road, Andheri-(E), Mumbai-400 093, the promoter of the proposed project, (hereinafter referred to as the "Promoter") through its



director Mr.Gajendra Sartanpara, states as under :-

1. That the Promoter herein have its registered office at S-14, 2nd Floor, Pinnacle Business Park, Shanti Nagar, MIDC, Mahakali Caves Road, Andheri-(E), Mumbai-400093, are currently executing redevelopment project of Shree Nityanand Co-Operative Housing Society Limited having registered office at Swami Nityanand Marg, Andheri-(East), Mumbai 400 069, pertaining to all that piece and parcel of non-agricultural land comprising of Plot No.A, B, C & D, with tit-bit land admeasuring about 2278.21 square meters or thereabout along-with the Building Nos.1 & 2, with structures standing thereon bearing City Survey No.726 (as per Lease deed City Survey No.694) and 726/16 to 39 of the larger layout of MHADA known as Nityanand Nagar, Swami Nityanand Nagar Marg, Andheri (E), Mumbai- 69 bearing Survey No. 43, Hissa no.1 of village & Taluka - Andheri in the Registration District and Sub District of Mumbai City and Mumbai Suburban assessed by the Assessor and Collector of Municipal Rates and Taxes under K ward A/C No.KE-06-1192-00-1-000, situated lying and being at Swami Nityanand Nagar Marg, Andheri - (East), Mumbai-400069.
2. Shree Nityanand Co-Operative Housing Society Limited has legal title Report to the land on which the development of the proposed project is to be carried out AND legally valid authentication of title of such land along with an authenticated copy of the development agreement dated 20.10.2015 between the said Society and promoter for development of the real estate project is enclosed herewith. That the said land is free from all encumbrances.



3. That the time period within which the project shall be completed by the Promoter is 31.12.2019, with a grace period of six months.

4. For this ongoing project on the date of Commencement of the Act, seventy per cent of the amounts realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in the separate account 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 rules.

6. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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 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 the Rules, within seven days of the said changes occurring.



9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Verification

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

Verified by me at Mumbai on)
this 11th day of July, 2017)

for ETCO builders Private Limited

Gajendra Sartanpara
Director

BEFORE ME

11/7/17

RAMESH CHANDRA TIWARI
ADVOCATE & NOTARY
GOVT. OF INDIA
Res. 129, A-Wing, Appl Ekta Hsg. Soc.
Nav Pada, Marel Naka, A. K. Road,
Andheri (E), Mumbai-400 059.

Id. by me

V. P. Sharma
Aeh.

