



The proposed project known as Neptune Swarajya, Triveni Sangam, comprising of 3 buildings at Sector 4C on land bearing Survey No. 65, H. No. 12A, 12B & 13 of Village Ambivali at Ambivali (West), Kalyan – 421102.

I, Nayan T Shah, duly authorized pursuant to resolution dated 20th July 2017, passed by the promoter company is entitled to hereby solemnly declare, undertake and state as under:-

 That promoters has a legal title Report to the land on which the development of the project is proposed

## 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. The project land is free from all encumbrances save and except the promoter has created charge and Mortgage on project property by way of deposit of all original title deeds / documents in respect of aforesaid plot of land with I.D.B.I. Trustee Services Limited vide letter of confirmation for creation of mortgage and Notice of Intimation of mortgage executed by parties and recorded in Sub-Registrar Office, Kalyan 1 vide serial no. KLN-1/4488/2016, dated 5th May 2016. There are no other encumbrances or litigation on the project land.
- That the plinth area of the project is 1,729.89 sq. mtrs. and that the time period within which the project shall be completed by promoter from the date of registration of project is 31st December 2026;
- (a) For ongoing project on the date of commencement of the Act
  - (i) That seventy per cent of the amounts to be realised hereinafter by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 the promoters 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.



- That the promoters shall take all the pending approvals on time, from the competent authorities.
- That the promoters shall inform the Authority that they propose to amend Building Plan for construction in the Project Building.
- That the promoters 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.
- That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 11. 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.
- That the Promoter shall submit or upload in website of MAHARERA the draft copy of Conveyance Deed to the Federation / Apex Body and Lease Deed of individual buildings Purchasers / Allottee in phase wise manner on or before 31.12.2028.

Deponent

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

Verified by me at Mumbai on this 2 day of July 2017

BEFORE ME;

Deponent

9 JUL 20

HARKISHIN B. SHARMA
ADVOCATE & NOTARY

1, OJAS BLOG., GROUND FLOOR,
NEAR RATION OFFICE, S. N. ROAD,
MULUND (W), MUMBAL 400 080.

NOTED & REGISTERED

Identified by me

AVINASH A. BAMANE

Advocate

806/A, Gaurav Shikhar (Aakash) CHSL Thakur Village, Kandivali (East) Mumbai - 400 101



05/05/2016

सूची क्र.2

दुम्यम निबंधक : दु.नि. कल्याण 1

दस्त क्रमांक: 4488/2016

नोदंणी:

Regn:63m

गाबाचे नाद: 1) आंंंंंंंविवली

(1)विलेखाचा प्रकार

पहामखत

(2)मोबदसा

LIBHRAL SATA REIN AND ZET

2350000000

(3) बाजारभाव(भाडेपटटबाच्या बावतितपटटाकार आकारणी देवो की पटटेदार ते नमुद करावे)

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:कल्याय-डॉबियसी इतर वर्णन :, इतर माहिती: दस्तात नमूद केल्या प्रमाणे ( ( Survey Number: 65/12,65/13 and others; ) )

(5) क्षेत्रफळ

1) 263839,08 寸,52

(6)आकारणी किंवा जुडी देन्याद असेल तेव्हा.

(7) दस्तऐदज करन देणा-सा/लिहन ठेवणा-या पक्षकाराचे नाद किंवा दिवाणी न्यायालयाचा हुकुमनामा किंदा आदेश असल्यास,प्रतिबादिचे नाव व

1): नाव:-आव.डी.वी.आय. ट्रन्टशीप सर्व्होर्नेस सी तफें क्षेप्युटी मैनेजर श्रीनिवास पेरूमल राजीव - - वदा-28; पत्ता-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एशियन विलिंडगं , ब्लॉफ नं: 17 आर कमानी मार्च , रोड नं: बन्लाड इस्टेट मुंबई , महाराष्ट्र, MUMBAL पिन कोड:-400001 पेन ने:-AAAC18912L

(8) दस्तऐवज करन घेणा-या पश्चकाराचे व किंवा दिवाणी न्यायासचाचा इफ़मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता

1). नाव:-नेपञ्चन बेव्हनपर्स भी तर्फे संवालक सविन एम, देशमुख - - वय:-44; पत्ता:-प्लॉट नं: -, माळा ते: -, इमारतीचे नाक: ने रच्युन मेंग्रेट मॉल, स्तॉक ते: -, रीड ते: मंगत राम पेट्रोल पम्प जबळ, एल बी एस मार्च भाइप प., महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नी:-AACCN0234C

2): नाव:-नेपच्युन डेब्ह्लपमें भी तर्फे संवालक नवन शाह - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नै: -, इमारतीचे नाव: नेपच्युन मेंग्रेट मॉल, ब्लॉक नं: -, रोड नं: मंगत राम पेट्रोल एम्प जवळ, एल दी एस मार्ग भारुप प., महाराष्ट्र, मुम्बई, पिन कोड:-400078 पॅन नं:-AACCN0234C

(9) दस्तऐवज करन दिल्याचा दिनांक

05/05/2016

(10)यस्त नोंदणी केल्याचा दिनांक

05/05/2016

(11)अनुक्रमांक,खंड व पृष्ठ

4488/2016

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

1000000

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा

REGO NO 227 उत्तः इयाम निवंदक फल्याप्-र

arkishin B. Shar GREATER MIMBA

MAHARASHTRA

नुल्यांकनासाठी विचारात घेतलेला तपशील;∹

मुन्यांकनाची आवश्यकता नाही कारण द्स्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील द्स्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-:

b) When possession is not given

