



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



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED  
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

30/3/21

Affidavit cum Declaration

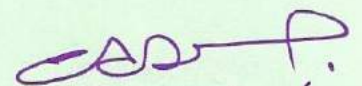
Affidavit cum Declaration of Mr.Chirag A. Shah promoter / duly authorized by the promoter of the M/s NEW INDIA CONSTRUCTION COMPANY developing project KNOWN AS NEW INDIA HEIGHTS.,CTS NO 497 , Village GUNDAVALI Old police station Road, Andheri east Mumbai – 400 069, vide its authorization dated 3<sup>rd</sup> of April 3, 2021

I, Chirag A.Shah duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title report to the land on which the development of the project its proposed

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.

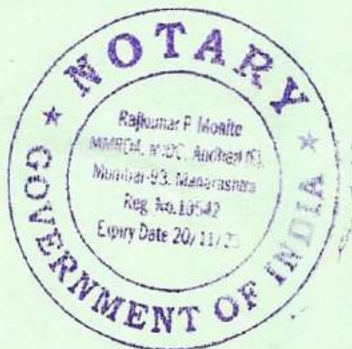
1. That the land is free from all encumbrances
2. That the promoters undertake to complete the project on or before 31<sup>st</sup> December 2023
3. For ongoing project on the date of commencement of the Act.  
(i) That seventy percent of the amount to be realized hereinafter by me/ promoter for real 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 purposed.
4. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
5. That the promoter shall get the accounts audited within six months after the end of every financial year by practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and shall be verified during audit that the amounts collected for a particular project have been utilized for the project have been utilized for the project and withdrawal has been in compliance with the proportion to the percentage of completion of the project.
6. That the promoter shall take all the pending approvals on time, from the competent authorities.
7. 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 these rules, within seven days of the said changes occurring.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be.

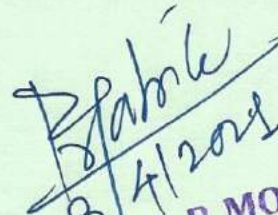
  
Deponent

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 3<sup>rd</sup> April 3, 2021



  
3/4/2021  
**RAJKUMAR P. MOHITE**  
ADVOCATE & NOTARY  
[GOVT OF INDIA]  
Krantiveer Lahuji Salve Nagar,  
MIDC Road No. 19, Behind Sun City Hotel,  
Andheri - (East), Mumbai - 400 093.