



महाराष्ट्र MAHARASHTRA

2023

BY 670556



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

Affidavit cum Declaration

Affidavit cum Declaration of proprietor Shri. Gautam E. Thakur duly authorized by the NSB PROPERTIES; Proprietor of the promoter of the proposed project PARKWAY MANOR vide its authorization dated 21.06.2023.

I, Sri. Gautam E. Thakur, Proprietor of NSB PROPERTIES; promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

प्रधान मुद्रांक कार्यालय, मुंबई
पे.म.वि.क्र. ८०००००९
11 MAY 2023
सक्षम अधिकारी

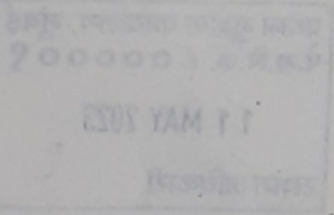
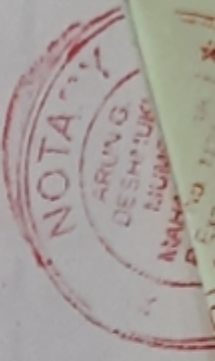
श्रीम. एल. एस. सांगळे

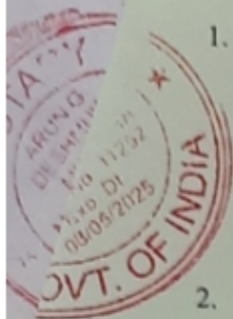
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Date 28/06/2023

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जॉइंटपत्र - २ Annexure - II

दस्तावा प्रकार/Nature of Document	Indemnity Bond UNDERTAKING
तुमक सिंठि नोंद वी अनु. क्रमांक/दिनांक	19 MAY 2023
दस्त नोंदणी करणार आदेश का ?	YES/NO
मिळवणीचे थोडक्यात वर्णन -	NSB PROPERTIES
मुद्रांक मिळता घेणाऱ्याचे नाव	B-7 & 8, Bageshree,
हस्ते अस्त्यास त्याचे नाव व पत्ता	Shankar Ghanekar Marg,
दुसऱ्या पक्षगाराचे नाव	Prabhadevi, Mumbai-400 025.
मुद्रांक शुल्क रक्कम	
मुद्रांक विकत घेणाऱ्याची सही	
मुद्रांक विकेत्याची सही	
परवाना क्रमांक : ८००००००९	
मुद्रांक दिविलेचे नाव/पत्ता : ज्योती पी. दुआ	
६, कोडली बिल्डिंग नं. २, टाटा हॉस्पिटल, परेल, मुंबई - ४०० ०१२.	
त्या कारणासाठी ज्यांनी मुद्रांक अरेदी केला त्यांनी त्याच कारणासाठी हांचे अरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.	



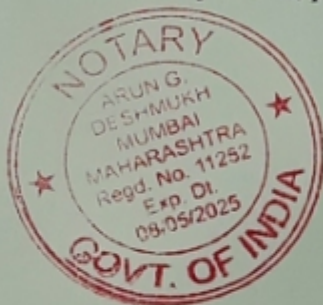


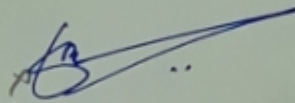
1. That **NSB PROPERTIES**; has a legal title Report to the land on which the development of the project is proposed OR have/has a legal title Report to the land on which the development of the proposed project is to be carried out

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 land for the project is free from all encumbrances except allotment of constructed flats to the landowners as per development agreement.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project 31/08/2026.
4. 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 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 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 Act and under rule 3 of these 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 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.



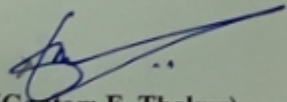

(Gautam E. Thakur)
Deponent

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 _____ th day of _____, 2023.

BEFORE ME


(Gautam E. Thakur)
Deponent

ARUN G. DESHMUKH
REGD. No. 11252 B.Com., LL.B.,
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA

Office : Shop No. 1, Vinayak Darshan, Apartment,
Ganesh Peth Lane, Dadar (W), Mumbai-400 028.

NOTARY REG. TER ENTRY

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Date 28/06/2023