



महाराष्ट्र MAHARASHTRA

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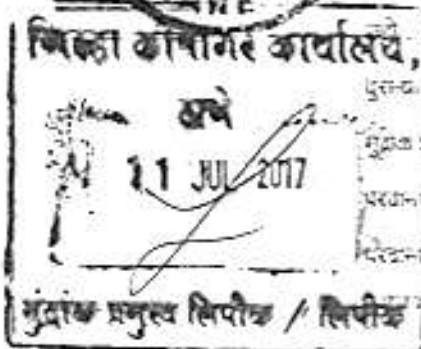
जोडपत्र - २

AA 593546

मुद्रांक विभाग नोटवली अनु. अ. २०१६

029425

11 9 JUL 2017



11/7/2017

प्रमाणित आहे

प्रति - मंडळी वसुधा वसुधा का. १० होय, माहे

मिशनरीय वाडवली जमीन

मुद्रांक विभाग नोटवली अनु. अ. २०१६

प्रति - मंडळी वसुधा वसुधा का. १० होय, माहे

For NEPTUNE DEVELOPERS LIMITED

Ashwani Dubey

मुद्रांक विभाग नोटवली अनु. अ. २०१६

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मुद्रांक विभाग नोटवली अनु. अ. २०१६

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प्रमाणित आहे मुद्रांक विभाग नोटवली अनु. अ. २०१६

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FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Nayan T Shah, Director of Neptune Developers Ltd, Promoter of the proposed project.

Q



The proposed project known as Neptune Swarajya, Sector 4B, Building Type B, A and A1 on land bearing Survey No 87, H. No. 3 & 4 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:-

1. 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.
3. That the plinth area of the project is 1,752.76 sq. mts and that time period within which the project shall be completed by promoter from the date of registration of project is 31st December 2026;
4. (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.



7. That the promoters shall take all the pending approvals on time, from the competent authorities.
8. That the promoters shall inform the Authority that they propose to amend Building Plan for construction in the Project Building.
9. 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.
10. 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.
12. 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 29 day of July 2017

Deponent

Identified by me

AVINASH A. BAMANE
Advocate

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

BEFORE ME.

29 JUL 2017

HARKISHIN B. SHARMA
ADVOCATE & NOTARY
1, QIAS BLDG., GROUND FLOOR,
NEAR RATION OFFICE, S. N. ROAD,
MULUND (W), MUMBAI-400 080.

NOTED & REGISTERED
Sr. No. 4142/2017



05/05/2016

सूची क्र.2

दुय्यम निबंधक : दु.नि. कल्याण 1

दस्त क्रमांक : 4488/2016

नॉदणी :

Regn:63m

गावाचे नाव : 1) आं००००बिवली

(1) विलेखाचा प्रकार	गहापत्र
(2) नोवदला	2350000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करणे)	0
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-दोंबिवली इतर वर्णन : इतर नाहिती: दस्तात नमुद केल्या प्रमाणे ((Survey Number : 65/12,65/13 and others ;))
(5) क्षेत्रफळ	1) 263839.08 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- आर.बी.बी.आय. ट्रस्टरीप सर्व्हिसेस सी लॅफे डेप्युटी मॅनेजर श्रीनिवास पेरूमल राजीव :- वय:-28; पत्ता:- प्लॉट नं. :- माळा नं. :- इमारतीचे नाव: एशियन बिल्डिंग, ब्लॉक नं: 17 आर कमाती मार्ग, रोड नं: बल्लाड इस्टेट मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:- 400001 पॅन नं:- AAAC18912L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- नेपच्युन डेव्हलपर्स सी लॅफे संचालक सविन एम. देशमुख :- वय:-44; पत्ता:- प्लॉट नं. :- माळा नं. :- इमारतीचे नाव: नेपच्युन मॅग्रेट मॉल, ब्लॉक नं. :- रोड नं: मंगत राम पेट्रोल पम्प जवळ, एल बी एस मार्ग भांदुप प., महाराष्ट्र, मुम्बई. पिन कोड:- 400078 पॅन नं:- AACCN0234C 2): नाव:- नेपच्युन डेव्हलपर्स सी लॅफे संचालक नरेश शाह :- वय:-44; पत्ता:- प्लॉट नं. :- माळा नं. :- इमारतीचे नाव: नेपच्युन मॅग्रेट मॉल, ब्लॉक नं. :- रोड नं: मंगत राम पेट्रोल पम्प जवळ, एल बी एस मार्ग भांदुप प., महाराष्ट्र, मुम्बई. पिन कोड:- 400078 पॅन नं:- AACCN0234C
(9) दस्तऐवज करून दिल्याचा दिनांक	05/05/2016
(10) दस्त नोंदणी केल्याचा दिनांक	05/05/2016
(11) अनुक्रमांक, खंड व पृष्ठ	4488/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1000000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेष	

सह. दुय्यम निबंधक कर्याण-१

मुल्यांकनासाठी दिचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाना ठपशील दस्तप्रकारानुसार आवश्यक नाही

b) When possession is not given

