



महाराष्ट्र MAHARASHTRA

2017

AE 250343

FORM 'B'

AFFIDAVIT CUM DECLARATION

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

The proposed project known as "Ramrajya - Neptune Ekansh 'B' " - having residential building, proposed on land bearing Survey No. 65/12A, 65/12B, 65/13, 66, 87/1, 87/2, 87/3 & 87/4 of village Ambivali (West), Kalyan - 421102

I, Nayan T Shah, duly authorized pursuant to resolution dated 16th April 2018, 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 (1) I.D.B.I. Trusteeship Services Ltd. (2) ECL Finance Limited. There are no other encumbrances or litigation on the project land.
3. That the plinth area of the project is 617.18 sq. mtrs. and that time period within which the project shall be completed by promoter from the date of registration of project is 30th September 2022;
4. (a) For ongoing project on the date of commencement of the Act
(i) That hundred percent 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 30th September 2022.



Deponent

Verification

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 21st day of April 2018

AVINASH A. BAMANE

Advocate

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



BEFORE ME:

Deponent

23 APR 2018
HARKISHIN B. SHARMA
ADVOCATE & NOTARY
1, OJAS BLDG., GROUND FLOOR,
NEAR RATION OFFICE, S. N. ROAD,
MULUND (W), MUMBAI- 400 080.

NOTED & REGISTERED
Sr. No. 5090/2018