



NOTARY MAHARASHTRA

● 2023 ●

76AA 455874



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 M/s Neelam Finance (Bombay) Pvt. Ltd. promoter of the proposed project Solstice Phase - I/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

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

1. That I / promoter have / 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/-



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जोडपत्र-१ Annexure - 1
मूल प्रतिज्ञापत्रासाठी Only for Affidavit (U/T)
मुद्रांक विकत घेणाऱ्याचे नाव _____
मुद्रांक विकत घेणाऱ्याचे रहियाशी पत्ता _____
मुद्रांक विक्रीवाऱ्याचे नोंद वर्ती अनु. क्रमांके _____ दिनांक _____

NEELAM FINANCE (BOM) PVT. LTD.
322, COMMERCE HOUSE,
140 N.M. ROAD, FORT,
MUMBAI - 400 001.

मुद्रांक विकत घेणाऱ्याची सही परवानामार्फक नुसार विक्रीत्याची सही
परवाना क्रमांक : ८०००००३
मुद्रांक विक्रीचे नाव/पत्ता : श्री. अशोक रघुनाथ घडळन
२१०, शहिद सिंह रोड, तळमजला २/१५, आंबद भुवळ, फोर्ट, मुंबई-४०० ००९.
शासकीय कायर्लयासमोर/व्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक
कागदाची आवश्यकता नाही. (सासन आदेश दि. ०९/०६/२००४) नुसार
या कारणासाठी उत्तांनी मुद्रांक घरेदी वेळा त्यांनी त्याच कारणासाठी मुद्रांक घरेदी
त्यापासून दग्धाव्याप्त गापरण बंधवकरक आहे.



31 OCT 2023

31 OCT 2023



2. That the project land is free from all encumbrances.

OR

That details of encumbrances _ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration 31st Dec, 2024

4. (a) 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter 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.

OR

(ii) That entire of the amounts to be realised hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / 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 I /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ 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.

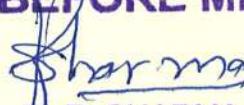
9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment.

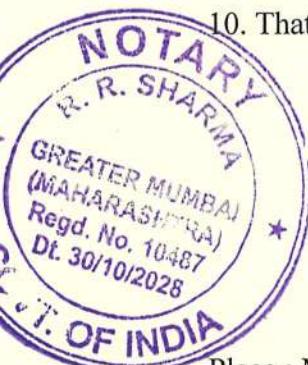
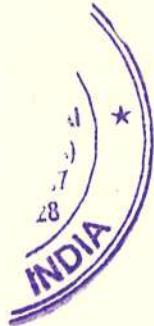
For Neelam Finance (Bombay) Pvt. Ltd.


Director

BEFORE ME


R. R. SHARMA
B.Sc., (Hon.), LL.B.★
ADVOCATE HIGH COURT
NOTARY, GOVT. OF INDIA
Flat No. 304, 3rd Floor, Building No. I-42,
Poonam Sagar Complex Co-op. Hsg. Soc.,
Near Allahabad Bank, Mira Road (E),
Thane, Maharashtra-401107

11 DEC 2023



Place : Mumbai

Date : 11 Dec 2023

