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प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क. ८०००००३
12 OCT 2023
सक्षम अधिकारी

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/-



002670

जोडपत्र-१ Annexure - 1

मूल प्रतिज्ञापत्रासाठी: Only for Affidavit (U/F)

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

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता _____

मुद्रांक विक्रीबाबतची नोंद वही अलु. क्रमांक _____ दिनांक _____

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक मुद्रांक विक्रित्याची सही

परवाना क्रमांक: ८०००००३

मुद्रांक विक्रीचे नाव/पत्ता: श्री. अशोक रघुनाथ कदम

२९०, शाहिद भगत सिंह रोड, तळमजला २/१५, आनंद भुवन, फोर्ट, मुंबई-४०० ००९.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०९/२००४) नुरअर

या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यासून ६ महिन्यात तापरणे बंधनकारक 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.

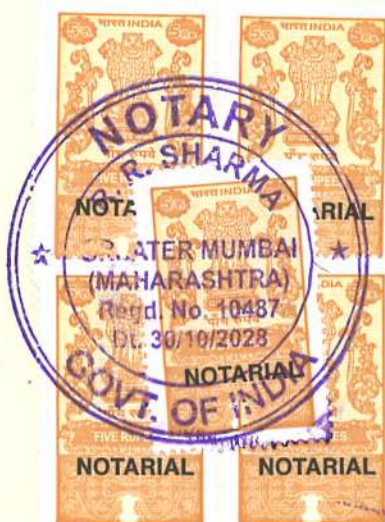
10. That I / the promoter shall not discriminate against any allottee at the time of allotment.

For Neelam Finance (Bombay) Pvt. Ltd.





Place : Mumbai

Date : **11 DEC 2023**



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

