



महाराष्ट्र MAHARASHTRA

● 2025 ●

DW 986236

प्रधान मुद्रांक कार्यालय, मुंबई^१
प.मु.वि.क्र. ८०००९५

17 JUL 2025

सक्षम अधिकारी ()

श्रीमती एस. एस. चहाण



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 Navkar Realty** promoter of the proposed project "**Navkar Elegance**", Plot Area 1672.00 located C.T.S. No. 503/A Of Village Vile Parle at Azad Lane, Off S.V. Road, Andheri (West), Mumbai-400058 at duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

We, **M/s Navkar Realty** promoter of the proposed project "**Navkar Elegance**", Plot Area 1672.00 located C.T.S. No. 503/A Of Village Vile Parle at Azad Lane, Off S.V. Road, Andheri (West), Mumbai-400058 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

[Signature]

000728

24 JUL 2025

जोडपत्र-9 Annexure - 1
फलत प्रतिशापनासाठी Only for Affidavit
मुद्रांक विकल योग्याच्या नांद
मुद्रांक विकल योग्याच्या राहिलारी प्रतिशापनासाठी नांद करा **AKAR REALTY**
प्रतिशापनासाठी नांद करा **AKAR REALTY**
Old Nagardas Road, Mumbai - 400 006
2 मुद्रांक विकल

मुद्रांक विक्रिय घेणाऱ्याची राही
 परवाना क्रमांक: C 000094 Andhar
 मुद्रांक विक्रीचे टिकाण/वर्ता: अंधेरी कोर्ट बार असोशिएशन
 एम. एम. कोर्ट, अंधेरी रेल्वे स्टेशनच्या नाजुला, अंधेरी (पूर्व), मुंबई-६०.
 शासकीय कार्यालयासमेत/व्यापारालयामध्ये प्रतिज्ञापन सादर करणारासाठी मुद्रांक
 कागदाची आवश्यकता नाही. (दारादूळ निविश नं. ०९/०१०/२००४) उत्तर
 ज्ञा कारणासाठी उंचांने मुद्रांक प्रयोग करण्यातील त्याच कारणासाठी मुद्रांक खोदे
 केल्यापासून ६ महिन्यात वापराते बंधनकारक आहे.

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. That the project land is free from all encumbrances.

OR

Those 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 **31.08.2028**

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 has 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.

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 _____ on this _____ day of _____

Deponent



For, **Navkar Realty**
Partner



UDAIPRAKASH (M.A.LL.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
MUMBAI (MAHARASHTRA)
REG. No. 9972
Room No. 10, S. No.94, Ishwadi, Kharodi Village
Marve Road, Malad (W), Mumbai - 400 095