



महाराष्ट्र MAHARASHTRA

● 2025 ●

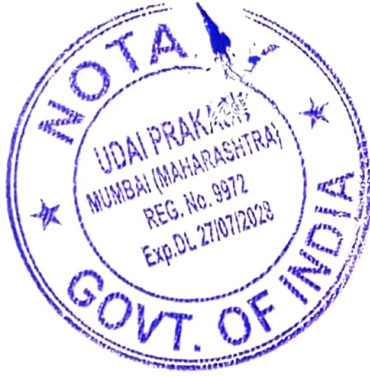
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प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९५

17 JUL 2025

सक्षम अधिकारी

श्रीमती एस. एस. चव्हाण



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:

Navkar

24 JUL 2026

000728

जोडपत्र-9 Annexure - 1

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नांव

मुद्रांक विकत घेणाऱ्याचे रहिवासी

मुद्रांक विक्रीबाबतची नोंद

MAHAKAR REALTY
Old Nagardas Road
(E), Mumbai

24 JUL 2026

मुद्रांक विकत घेणाऱ्याची सही

परवाना क्रमांक: ८००००९५

मुद्रांक विक्रीचे ठिकाण/बत्ता: अंधेरी कोर्ट बार् असोशिएशन
एम. एम. कोर्ट, अंधेरी मेल्टे स्टेशनच्या वाजुला, अंधेरी (पूर्व), मुंबई-६९.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक
कागदाची आवश्यकता नाही. (राज्य प्रवेश दि. ०९/०७/२००४) नुसार
ज्या कारणासाठी ज्याने मुद्रांक खरेदी केला त्याच कारणासाठी मुद्रांक खरेदी
केल्यापासून ६ महिन्यात वापरणे 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



[Signature]

For, **Navkar Realty**
Partner



[Signature]

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