



The proposed project known as Neptune Swarajya, Sector 2, Building Type B8 on land bearing Survey No 1, H. No. 3, S. No. 2, H. No. 3, 4, 5 & 6, S. No. 3, H. No. 1, 2 & 3, S. No. 4, H. No. 1 to 5, 6/2, 7 to 10, 12 & 14, S. No. 5, H. No. 1 & 2, S. No. 74, H. No. 8 to 13, 15, S. No. 75, S. No. 76, H. No. 3 to 5, 8 to 12, 14, 24, 26, 27, 28(Part) of Village Ambivali at Ambivali (West), Kalyan - 421102

I, Nayan T Shah, duly authorized pursuant to resolution dated 20th July 2017, 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 Axis Trustee Services Limited vide letter of confirmation for creation of mortgage and Notice of Intimation of mortgage executed by parties and recorded in Sub-Registrar Office, Kalyan 4 vide serial no. KLN-4/1884/2013, dated 30th March 2013. There are no other encumbrances or litigation on the project land.
3. There are few litigations pending in various Courts as per Annexure A.
4. That the plinth area of the project is 364.74 sq. mts and that time period within which the project shall be completed by promoter from the date of registration of project is 31st December 2018;
5. (a) For ongoing project on the date of commencement of the Act
 - (i) That hundred per cent 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.
6. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.



7. 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.
8. That the promoters shall take all the pending approvals on time, from the competent authorities.
9. That the promoters shall inform the Authority that they propose to amend Building Plan for construction in the Project Building.
10. 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.
11. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
12. 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.
13. 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 31.12.2028.

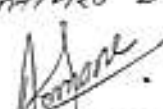



Deponent

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 27 day of July 2017

BEFORE ME:

Identified by me

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


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

29 JUL 2017


Deponent

NOTED & REGISTERED
Sr. No. 4132/2017

Annexure A



Sr. NO.	Case No.	Parties Name	Court Name	Status
1	Spl C.S. No 391/2012	Ananta K. Patil V/s. NDL	Kalyan Civil Court	For List Of Witness/Issues and there is no any prohibitory order passed against NDL
2	RCS No. 769/2012	Yashoda S. Fulore V/s. NDL & Ors.	Kalyan Civil Court	Matter is for argument on Exh-5 and there is no any prohibitory order passed against NDL
3	Cri. Rev. App. 123/2012	NDL V/s. Prakash K. Patil	Kalyan Session Courts	Matter is for settlement process and there is no any prohibitory order passed against NDL
4	SCS/115/2014	NDL V/s. Rajiv Jai Singh	Civil Court SD, Kalyan	Matter is for report/steps for appearance of the respondent and there is no any prohibitory order passed against NDL
5	CC/15/2016	Anant D. Chalke	District Consumer Forum, Thane	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL
6	CC/1155/2015	Shantu S. Gunjal	District Consumer Forum, Thane	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL

Sr. NO.	Case No.	Parties Name	Court Name	Status
1	Harkat No. 7/2017	Yasin Suleman Shekh V/s NDL	Tahsilda, Kalyan	For final argument and there is no any prohibitory order passed against NDL
2	Spl C.S. No. 5/2017	Smt. Pushpa R. Patil & Ors. V/s, NDL	Kalyan Civil Court	For argument on withdrawal application of the suit filed by the Plaintiff and there is no any prohibitory order passed against NDL

