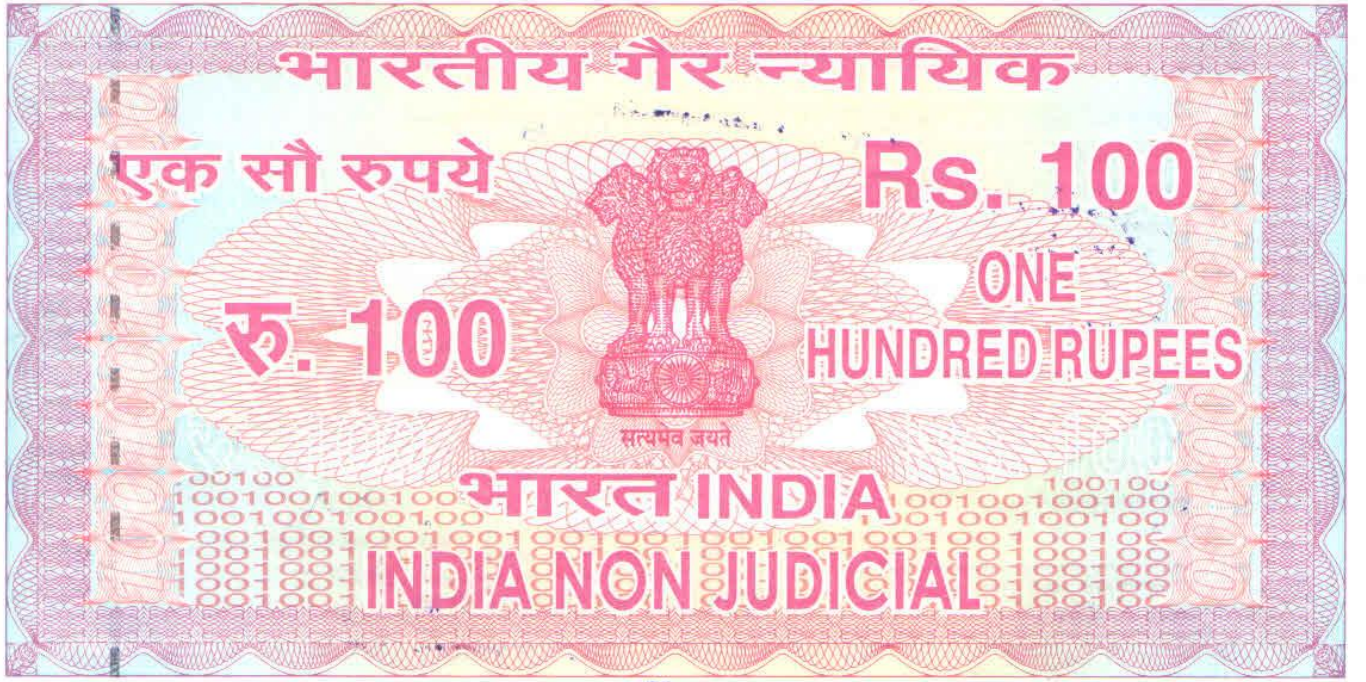




महाराष्ट्र MAHARASHTRA

2017

SE 527574



FORM 'B'

(See rule 3(6))

Affidavit Cum Declaration

I, **Subhash Vitthal Kadam**, Age 38 Years, occupation: Business, Indian inhabitant having residence address at A-111, Room No.02, Opp I.C.L School, Sector No.21, Turbhe, Navi Mumbai -400 705, Maharashtra, duly authorized partner of **M/s. Nandadeep Homes Private Limited** a Private Limited Company incorporated under the companies Act-1956 (hereinafter referred to as "Promoter") do hereby solemnly declare, undertake and State as under:





1. That the Promoter (i.e. M/s. Nandadeep Homes Private Limited) is entitled to develop and construct buildings on a parcel of land admeasuring 15600 square meters. Survey No: 4/1,4/2,4/3,4/4A2,4/4B,3/1B,81(1B) , Village Vadvali Tarfe Varedi , Taluka Karjat, District Raigad-410201 within the limits of Gram Panchayat Neral in District of Raigad and Taluka of Karjat (hereinafter referred to as "Land")
That the promoter has obtained a legal title report reflecting the flow of title of the promoter to the said Land on which the development of the said project is proposed . An authenticated copy of the title certificate dated 5th November 2016 issued by Edate & Company is enclosed / uploaded with From "A" – Application for registration of the said Project with Real Estate Regulatory Authority ("RERA")
3. That the Promoter constructing a project namely "Nandadeep Residency" on the Said Land which will consist of 11 (Eleven) building to be known as "Nandadeep Residency" 24 wings namely Building No. 02 (Wing D, Wing E & Wing F), Building A1 To A14 , Building B1 & B2, Building C1,C2,C3,C5 & 22 Shops (hereinafter referred to as the said "Building") with a proposed Total construction built - up area of 15491.09 Sq.mtr (hereinafter referred to as "project")
4. There is encumbrance of WCTL of The Bharat Co.op Bank(Mumbai) Ltd , Vashi Branch .
5. That by 31/12/2027, the said project shall be completed by the Promoter and revised date 31/12/2028.
6. That the 70% (Seventy Percent) of the amounts to be realized hereinafter by the Promoter for the said 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 in accordance with the provisions of the Real Estate (Regulation and Development) Act , 2016 (Act) and rules thereunder.
7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017 ("Rules")
8. That the Promoter shall get the accounts audited within 6(six) months after the end of every financial year by 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 this Project have been utilized for the same Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.
9. That the Promoter shall take all the pending approvals on time, from the competent authorities.
10. That 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 the Rules, within 7(seven) days of the said changes occurring.
11. That the Promoter has furnished such other documents as have been Prescribed by the Rules and regulation made under the Act.
12. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment.
13. That I am executing this affidavit cum Declaration in support of form A being the application to be made for registration of the said Project i.e "Nandadeep Residency" with RERA.

[Handwritten signature]



VERIFICATION

I, **Subhash Vitthal Kadam**, Age 38 Years, occupation: Business, Indian inhabitant having residence address at A-111, Room No.02, Opp I.C.L School, Sector No.21, Turbhe, Navi Mumbai -400 705, duly authorized Director of **Nandadeep Homes Private Limited** (i.e Promoter of the aforesaid project) hereby verify that the contents of my above affidavit cum Declarations are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Navi Mumbai on this _____ day of ____ 2017.



Noted & entered in the Notarial
Registered Sr. No. 1948
2017

Before Me

R. G. BIRADAR
B.A.LLB.
Advocate & Notary
(GOVT. OF INDIA)
E-6/1 1, Sector - 1 Vashi,
Navi Mumbai - 400 703

29 JUL 2017

