



महाराष्ट्र MAHARASHTRA

2016

जोडपत्र - २

AA 593552

मुद्रांक विधी नोंदवली असून, हस्तांक

029431

दिनांक

दस्तावा प्रकार

Deed

19 JUL 2017

दस्त नोंदणी करणार आहेत का ? - होय / नाही

निकटवीचे घोडक्यात वर्णन

FOR NEPTUNE DEVELOPERS LIMITED

मुद्रांक विधीत घेण्याचे नांव

Ashwani Dubey
MANAGING DIRECTOR

होणे उपाध्याय त्यांचे नाव, पत्ता



जिल्हा कोषागार कार्यालय,

ठरवे

11 JUL 2017

मुद्रांक शुल्क रक्कम

Rs. 300/-

महाराष्ट्र सरकारचे मुद्रांक विभागाचे सही (सी. सिल) (एच. सिल) (डी. सिल)

Shirga

फारम नं. 9209023

मुद्रांक प्रमुख लिपीक / लिपीक

11/7/2017

(अ) कार्यालयातील ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कार्यालयातील मुद्रांक खरेदी केलेल्यासून सहा महिन्यात बापरी बंदीनकारक आहे.)

FORM 'B'

AFFIDAVIT CUM DECLARATION



Affidavit cum Declaration of Nayan T Shah, Director of Neptune Developers Ltd, Promoter of the proposed project.

1

The proposed project known as Neptune Swarajya, Sector 2, Building Type B7, B21, B22A, B22B, B22C plus one proposed building on land bearing Survey No. 1/3, 2/3, 2/4, 2/5, 2/6, 3/1, 3/2, 3/3, 4/1 to 5, 4/6/2, 4/7 to 10, 4/12, 4/14, 5/1, 5/2, 74/8 to 13, 74/15, 75, 76/3 to 5, 76/8 to 12, 76/14, 76/24, 76/26, 76/27, 76/28(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 1435.71 sq. mtrs. and that time period within which the project shall be completed by promoter from the date of registration of project is 31st December 2026;
5. (a) For ongoing project on the date of commencement of the Act
 - (i) That seventy 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.



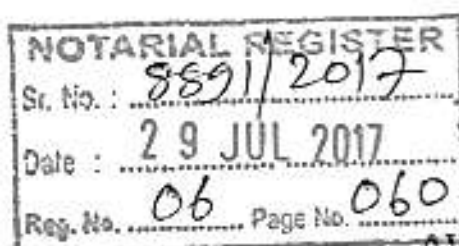
7. That the promoters shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that 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.

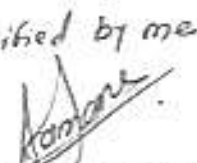

Deponent

Verification

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 29 day of July 2017




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




Deponent
BEFORE ME

29/07/2017
P. N. SHIRSAT
M.COM., LL.B., F.I.C.S.
ADVOCATE & NOTARY
MUMBAI (EAST), MUMBAI-40
MAHARASHTRA STATE

Annexure A

Sr. NO.	Case No.	Parties Name	Court Name	Status
1	Spl C.S. No 391/2012	Ananta K. Patil V/s. NDL	Civil Court (S.D.), Kalyan	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.	Civil Court (S.D.), Kalyan	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	Session Court, Kalyan	Matter is for settlement process and there is no any prohibitory order passed against NDL
4	CC/5/2016	Prathmesh Shivalkar V/s. NDL	Consumer District Forum, Thane	NDL to be filed the Evidence Affidavit and there is no adverse order against NDL
5	CC/20/2016	Mahantesh S. Kamati V/s. NDL	Consumer District Forum, Thane	Complainant to be filed written argument and there is no adverse order against NDL
6	CC/318/2016	K. Venkataramanan V/s. NDL	Consumer District Forum, Thane	Complainant to be filed written argument and there is no adverse order against NDL
7	CC/323/2016	K. Venkataramanan V/s. NDL	Consumer District Forum, Thane	Complainant to be filed written argument and there is no adverse order against NDL

Sr. NO.	Case No.	Parties Name	Court Name	Status
1	Harkat No. 7/2017	Yesin 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



Index-2(रूपी - २)

30/03/2013

सूची क्र.2

दुष्पथ निरोधक : सह पु.नि.कल्याण 4

एन.एन.टी.: 1884/2013

第

Reaction

साधारण गार : १) आंजळी

(1) विवेक्षाया प्रकार	राजपत्र
(2) शीर्षक	1000000000
(3) राजपत्रा(पत्रिका) - राजपत्रिका(पत्रिका) का प्रकार की पत्रिका के अनुसार	0
(4) भू-भाग, प्लॉट/खंड व राजपत्र (अवकाश)	1) प्लॉट/खंड: राजपत्र-प्लॉट/खंड नंबर: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 8

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प्राप्त नृप संवत्सरादि वि

सह-दुष्यम निबन्धक कल्याण ४

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