

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 74AA 336845

28 DEC 2023

NOTARY NILAM S. SAVADIA MUMBAI MAHARASHTRA Regd. No. 15449 Exp. On 21 Oct 2024 GOVT. OF INDIA

-6 NOV 2023

Affidavit cum Declaration

Affidavit cum declaration of the **"M/s Ameya Developers"** Promoter of the project **"Anand Upvan NX" Situated at Gut No -5 Plot No- 9297 Part, Village- Morivali, Taluka –Ambarnath, Dist -Thane-421301.**

"M/s Ameya Developers" promoter of the project **"Anand Upvan NX" Gut No -5 Plot No- 9297 Part, Village- Morivali, Taluka –Ambarnath, Dist -Thane-421301** do hereby solemnly declare, undertake and state as under:

1. **We** have the legal title report to the land on which the development of the project is proposed.
2. The Project land is free from all encumbrances.

78436

जोडपत्र-२ Annexure - 2

फक्त करारनाम्यासाठी Only for Agreement

Sheetal N. Shetty
B.Sc., LLB
Advocate High Court
Reg. No. MAH / 7282 / 2019
40/A-402, Tagore Nagar,
Vikhroli (E), Mumbai - 400 083

10 NOV 2023

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NOTARY
NILAM S. SAVADIA
MUMBAI
MAHARASHTRA
Regd. No. 15849
Exp. Dt.
21 Oct 2024
GOVT. OF INDIA

3. That the time period within which the project shall be completed by us on or before **31/12/2029.**

4. Seventy Percent of the amounts to be realised hereinafter by me 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.

5. The amount from separate account shall be withdrawn in accordance with RERA Rule 5.

6. **We** 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.

7. **We** shall take all the pending approvals on time, from the competent authorities.

8. **We** shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) OD section 4 of the ACT and under rule 3 of these rules, within seven days of the said changes occurring.

9. **We** have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. **We** shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For M/s. Ameya Developers

Deponent Partner

Verification

The contents of our above affidavit cum declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at _____ on this 28 DEC 2023 day of _____

For M/s. Ameya Developers

Deponent Partner

BEFORE ME

NILAM S. SAVADIA
B.A., LL.B.
REGN. No.15449
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
17/401, Kavita Bldg. 60 Feet Road,
Ghatkopar (E), Mumbai - 400 077.

NILAM S. SAVADIA
NOTED & REGISTERED
Sr. No. 3019 Page No. 47
Notary Deed NO. 25
Date 28 DEC 2023