

महाराष्ट्र MAHARASHTRA © 2023 © 84AA 755737

जोडपत्र १

कायदा प्रतिज्ञापत्रासाठी (अनुच्छेद-१) 27 FEB 2024

मुद्रांक विक्री नोंदवही अनुक्रमांक 3608 दिनांक

मुद्रांक विक्रेत्याचे नाव व सहीचा पत्ता For YES REALTY

Partner

मुद्रांक विक्रीचे ठिकाण

जिल्हा कोषागार कार्यालय, ठाणे
20 FEB 2024
मुद्रांक प्रमुख लिपीक / लिपीक

27 FEB 2024

FORM B

[Rule 3(6)]

Affidavit cum Declaration

Affidavit cum declaration of **"Narottam Nagar Co-Operative Housing Society Limited"** landowner for the **Survey No- 48, 119/A, 121 and 122** which is the part of the larger land under project name **"Palm Riveria"** bearing **"Survey No- 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1,121,122 situated at Sector No- IX, Village- Mumbra, Tal-Thane, Dist- Thane-400612"**

"Narottam Nagar Co-Operative Housing Society Limited" landowner for the **Survey No- 48, 119/A, 121 and 122** which is the part of the larger land under project name **"Palm Riveria"** bearing **"Survey No- 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1,121,122 situated at Sector No- IX, Village- Mumbra, Tal-Thane, Dist- Thane-400612"** do hereby solemnly declare, undertake and state as under:

1. The Promoter has legal title report on the land on which the development of the project is proposed.

2. The Project land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter on or before **31/12/2033.**

4. Seventy Percent 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.

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 The amount from separate account shall be withdrawn in accordance with RERA rule 5.

6. **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 have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the take all project.

7. **The Promoter** shall take the pending approvals on time, from the competent authorities.

NOTARY ABDUL GANI K. CHUNAWALA THANE (MAH.) Regn. No. 15253 Date of Expiry 03-11-2024. GOVT. OF INDIA

8. **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. **The Promoter** have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

Narottam Nagar Co-operative Housing Society ltd.

Chairman **Secretary**

Deponent

NOTARISED
ABDUL GANI K. CHUNAWALA
B.Com., LL.B.
ADVOCATE & NOTARY GOVT. OF INDIA
Shop No. 09, 1st Floor, Ideal Market,
Near Old TMC School, Kausa, Mumbra
Dist. Thane - 400 612

7 MAY 2024

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 .....

Narottam Nagar Co-operative Housing Society ltd.

NOTARY ABDUL GANI K. CHUNAWALA THANE (MAH.) Regn. No. 15253 Date of Expiry 03-11-2024. GOVT. OF INDIA

Chairman **Secretary**

Deponent