भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 62AA 808446

NOTARY S.V. TARTE DIST. THANE & MUMBAI Reg. No. 511 Exp. Date :- 4-7-2025 NOTARIAL GOVT. OF INDIA

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उप कोषागार अधिकारी
कल्याण

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Mayank Pravin Patel, duly authorized by the **M/s. NILAYA ENTERPRISES**, promoter of the proposed project "SRINIVASA NILAYAM" known as & duly authorized by the promoter of the proposed project, vide their authorization dated 11/09/2023;

JAN 2024

NOTARY S.V. TARTE DIST. THANE & MUMBAI Reg. No. 511 Exp. Date :- 4-7-2025 GOVT. OF INDIA

Mayank

15 JAN 2024

Serial No. Date	25113 15-1-2024
Nature of document	Declaration
Whether it is to be Registered?	Yes/No
Property Description in brief	
Stamp Purchaser's Name 15 JAN 2024	FOR NILAYA ENTERPRISES
If through other Person then Name & Add. & Sign.	Mayank Pravin Patel PARTNER
Name of the other Party	Dombivli -E
Stamp Duty Amt.	Rs. 100/- Date: 15-1-2024

15 JAN 2024

Licence No. 1206043
STAMP VENDOR
MR. AVINASH H. GUJARE

Add. D-86, Kasturi Plaza,
Manpada Road, Dombivli (E).

ज्या कारणासाठी ज्याची मुद्रांक खरेदी केली त्याशिवाय सदर मुद्रांक
मुद्रांक खरेदी केल्यापासून ६ महिन्यांत वापरणे बंधनकारक आहे

NOTARY
S.N. T
DIST. T
GOVT. OF

I, Mayank Pravin Patel duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title Report to the land on which the development of the proposed project is to be carried out 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. That the project land is free from all encumbrances.

3.That the time period within which the project shall be completed by promoter from the date of registration of project; Date Of Completion 30th June,2026.

4. (a) For new projects :

That seventy per cent of the amounts realised by me/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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter by me/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.

OR

(ii) That entire of the amounts to be realised hereinafter by me/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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That 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 project.

7. That the promoter shall take all the pending approvals on time, from the competent authorities.

Mayank

8. 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 these rules, within seven days of the said changes occurring.

9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. 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.

Mayank

Deponent
Mayank Pravin Patel

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 _____.

Mayank

Deponent
Mayank Pravin Patel



Sr. No.
T - 625

Date
23/01/2024

I M/s Nilaya Enterprises Thru Mr Mayank Pravin Patel Aged 31 yrs.
Residing at A/102, Asian Palace, Manpada Road, Near Gaondevi Temple, Dombivli East 421201



Adhar Card No.: 5031 5436 8542
Name : M/s Nilaya Enterprises Thru Mr Mayank Pravin Patel

Mayank

Signature

that We have executed the annexed Affidavit Cum Declaration
on 23/01/2024
Pertaning to Rerra Purpose
& Signed the same beside our photo herein above & the said document
contain 4 pages.

The above persons have signed
Before Me

Shri. S. V. Tarte
Advocate & Notary
Arihant Pooja CHS., Near Tarte Plaza, Gandhi Nagar,, Dombivli (E) - 421204, Tel.: 2820491