



महाराष्ट्र MAHARASHTRA

2019

VE 227855



प्रधान मुद्रांक कार्यालय, मुंबई
प.म.वि.क्र. ८००००९९
- 5 APR 2019
सक्षम अधिकारी

FORM 'B'
[See rule 3(6)]

श्री. प्र. ना. विचघरे

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY
THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Ms. **NIVARA INFRA DEVELOPERS LLP**, promoter of the proposed project Redevelopment of Deepanjali Co-operative Housing Society Ltd. through its Partners Shri Prasad S. Patil & Shri Nilesh S. Patil.

We, the partners of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have a legal title Report to the land on which the development of the project is proposed.

20 APR 2019

22961



/Annexure-I

प्रतिज्ञापत्रासाठी / Only For Affidavit

- १) मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक
- २) मुद्रांक विकत घेणाऱ्याचे नाव व रहिवाशांचा पत्ता व
- ३) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्र.

तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

परवाना क्रमांक ८००००११

मुद्रांक विक्रीचे ठिकाण/पत्ता: सौ. कांचन हर्षद बोंगाळे

शा.प.नं. १०, वांद्रे कोर्टासमोर, ए.के.मार्ग, वांद्रे पूर्व, मुंबई-४०००५५

संकीर्ण कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर

णेसाठी मुद्रांक कागदाची आवश्यकता नाही.

सन आदेश दि. ०१/०७/२००४ नुसार) ज्या कारणासाठी

मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक

६ महिन्यात अपरपत्र देणे आवश्यक आहे

For NIVARA INFRA DEVELOPERS LLP
1/2, Ground Floor, Neeta Building
C-Wing, Tejpal Scheme Road No. 5
Vile Parle (East), Mumbai - 400 057



AND

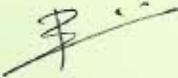
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such Society and promoter for development of the real estate project is enclosed herewith.

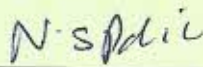
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter from the date of registration of project shall be Twenty Four months or 30/12/2021 ;
4. (b) For ongoing project on the date of commencement of the Act
 - (i) That seventy per cent of the amounts to be realised hereinafter by 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. 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.
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 we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

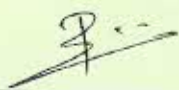

Deponent No.1

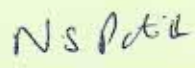

Deponent No.2

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at on this 16th day of March 2019.


Deponent No.1


Deponent No.2


25/4/19
BRAHMDEV DUBEY
Advocate & Notary
Govt. of India
Reg. No. 10137
Greater Mumbai-(M.H.)

