भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ 10AB 591569

NOTARY Sujata J. Patil Dist. Thane (Mah.) Reg. No. 15128 Exp. Date 17/10/2029 GOVT. OF INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. 60000636
- 4 JUL 2024
सक्षम अधिकारी

श्रीम. एस. एस. चव्हाण

Affidavit cum Declaration

Affidavit cum declaration of the **Neeleshwar Developers** Promoter of the project **SATELLITE HEIGHTS** situated at **SURVEY NO 1 PRT CTS LTD at Andheri, Andheri, Mumbai Suburban, 400102;**

Neeleshwar Developers promoter of the project **SATELLITE HEIGHTS** situated at **SURVEY NO 1 PRT CTS LTDat Andheri, Andheri, Mumbai Suburban, 400102;** 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.

NEILESHWAR DEVELOPERS

NOTARY Sujata J. Patil Dist. Thane (Mah.) Reg. No. 15128 Exp. Date 17/10/2029 GOVT. OF INDIA

3. That the time period within which the project shall be completed by us on or before **31/12/2026.**

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 The amount from separate account shall be withdrawn in accordance with RERA Rule

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** 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.

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

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

Deponent
Neeleshwar Developers
For Neeleshwar Developers
Partner

Verification

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

Verified by us at Kharghar on this 31st day of Dec 2024

Deponent
Neeleshwar Developers
For Neeleshwar Developers
Partner

ATTESTED BY ME

ADVOCATE & NOTARY
Sujata J. Patil B.A.LL.B.
Visava CHS, Plot No. E-124, Room No.13,
Sec-12, Kharghar, Navi Mumbai-410210
Reg. No.....

31 DEC 2024