

महाराष्ट्र MAHARASHTRA ◑ 2019 ◑ UZ 780300



प्रधान मुद्रांक कार्यालय, मुंबई
प.म.वि.क. ८०००९५
- 9 JUL 2019
सक्षम अधिकारी

Form 'B'

[See Rule 3(6)]

श्री. सी. टी. आंबेकर

Affidavit-cum-Declaration

Affidavit-cum-Declaration of **Mr. Ankur Jain,** the Authorized Signatory of **NEWONE CONSTRUCTIONS PRIVATE LIMITED**, Promoter of the proposed project / duly authorized by the promoter of the proposed project by its resolution dated 21st June, 2019.

I, **Mr. Ankur Jain,** the Authorized Signatory of **NEWONE CONSTRUCTONS PRIVATE LIMITED ("Promoter"),** Promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

12 JUL 2019 000283

Annexure - I

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विक्रेत्याचे नाव Navkar One Constructions Private Limited

मुद्रांक विक्रेत्याचे राहिलाशी पत्ता 7th Floor, S-14, Solitaire Corporate Park, Andheri-Ghatkopar Link Road, Andheri (East), Mumbai - 400093.

मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक 12 JUL 2019 दिनांक

मुद्रांक विक्रेत्याची सही परवानाधारक मुद्रांक विक्रीत्याची सही

परवाना क्रमांक

मुद्रांक विक्रीचे ठिकाण बार असोसिएशन

एम. एच. कोर्ट, [illegible] आयुक्त साहेब,

अंधेरी (पूर्व), मुंबई - ४०० ०५९.

शासकीय कार्यालयास तसेच /न्यायालयास तसेच प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक खरेदीची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४ नुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याचे कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

1. That the Promoter of the proposed project is holding valid title 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 is described in Title Certificate is enclosed herewith.

2. The details of encumbrances have been uploaded separately on MahaRERA website.

3. That the project shall be completed by the Promoter on or before 31st December, 2023.

4. For new project:-

That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees of flats/apartments, 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 have 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/flat, plot or building, as the case may be.

FOR NEWONE CONSTRUCTIONS PRIVATE LIMITED

Authorised representative

Deponent

Verification

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

Verified by us at Mumbai on this 12th day of July, 2019.

FOR NEWONE CONSTRUCTIONS PRIVATE LIMITED

Authorised representative

Deponent

BEFORE ME

12/07/19

BRAJESH C. YADAV
ADVOCATE & NOTARY
GOVT. OF INDIA
Flat No. 505, Bldg. No. 21-g, Laxmi C.H.S.,
Sangharsh Nagar, Chandivali Farm Road,
Andheri (East), Mumbai-400 072.