





FORM 'B'
See rule 3(6)]

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 **M/s. NEWONE CONSTRUCTIONS PVT LTD** (promoter) of the proposed project "**SATELLITE ELEGANCE**";

20 SEP 2024

जोडपत्र-२/Annexure-II

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक-२/दिनांक
(Serial No./Date)

२. दस्ताचा प्रकार
(Nature of document)

३. दस्त नोंदणी करणार आहात का ?
(Whether it is to be registered?)

४. मिळकतीचे थोडक्यात वर्णन
(Property Description in brief)

५. मुद्रांक विकत घेणाऱ्याचे नाव व सही
(Stamp Purchaser's Name & Signature)

६. इसमे अलव्वार यांचे नाव, पत्ता सही
(If through, owner, person then Name, Address & Signature)

७. दुय्यम निबंधकाचे नाव
(Name of the Party)

८. मुद्रांक शुल्क रक्कम
(Stamp Duty Amount)

९. परिच्छेदाकरिता मुद्रांक विकत घेणारी पार्टी
ज परिच्छेद क्रमांक ४(२) श्री. [illegible] यांचे
मुद्रांक विक्रीचे दिनांक पत्रा २१०२०१०, रजिस्टर
(ज्या व्यवहारासाठी प्रतिज्ञापत्र मुद्रांक खरेदी केला त्याची रक्कम [illegible] असली
मुद्रांक खरेदी केल्याबाबत [illegible])

20/09/24

Newone constructions Pvt Ltd

NOTARY LDAIPP BUREAU REG GOVT

We, promoter (developer promoter) of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title report to the land on which the development of the project is proposed

   AND

   a legally valid authentication of title of such land is described in Title Certificate is uploaded on MAHARERA portal.

2. That the promoter hereby declares that by and under Deed of Mortgage dated 04th Jun, 2024 registered with the Sub-Registrar of Assurances at Borivai No. 01, Mumbai under Serial No. BRL-1/9495/2024 executed by and between the Promoter, and **ICICI Home Finance Limited**, we have created a security by way of lien/mortgage unto and in favour of the said **ICICI Home Finance Limited** in respect of the Project Land as more particularly set out therein. Except this promoter has not created any encumbrances on the project.

3. That the time period within which the project shall be completed by promoter is **29 December 2025.**

4. (a) For new projects
   i. That seventy per cent of the amounts to be realized 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 of Maharashtra Real Estate(Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.

6. That we / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.


GOVT. OF INDIA

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

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

9. That we / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.

10. That promoter shall intimate all changes within 7days of its occurrence.

Deponent

FOR NEWONE CONSTRUCTIONS PVT LTD

Director / Authorized Signatory

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 Mumbai on this 08th day of October 2024.

BEFORE ME

8/10/24

UDAI PRAKASH(M.A.LL.B.,)
ADVOCATE & NOTORY GOVT. OF INDIA
MUMBAI (MAHARASHTRA)
REG. NO. 9972
Room No. 10, S. No. 94, Inshwadi, Kharodi Village
Marve Road, Malad (W), Mumbai - 400 095

Deponent

FOR NEWONE CONSTRUCTIONS PVT LTD

Director / Authorized Signatory