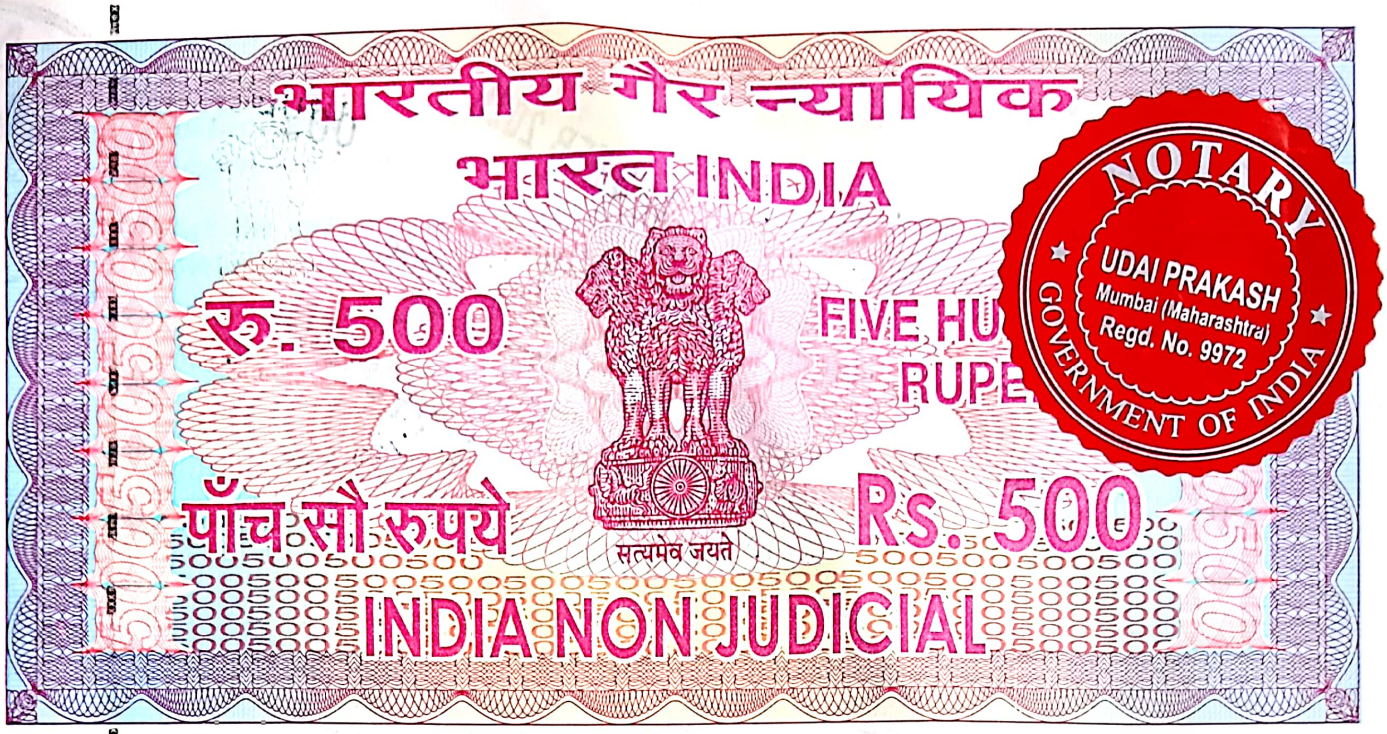


महाराष्ट्र MAHARASHTRA ◐ 2024 ◐ DK 153704

NOTARY
UDAI PRAKASH
MUMBAI (MAHARASHTRA)
REG. No. 9972
Exp DL 27/07/2028
GOVT. OF INDIA

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००९५
11 FEB 2025
सक्षम अधिकारी

श्रीमती सुषमा चव्हाण

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";

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13 FEB 2025

0020576

जोडपत्र-9 Annexure - I

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विक्रेता देणाऱ्याचे नाव Newone Constructions Private Limited

मुल्यांक विक्रेता यांचे नाव 7th Floor, Gr. Fl. Orchid Solitaire Corporate Park,

मुद्रांक विक्रि. यांचे नाव Andheri Sharkeshwar Link Road,

Andheri (East), Mumbai-400 093.

दिनांक 13 FEB 2025

मुद्रांक विक्रेत्याची सह

शासकीय कार्यालय [illegible] कार अर्ज, शिष्टमंडळ

कागदाची आवश्यकता नसते. (सक्षम अधिकारी यांचे आदेश दि. ०१/०७/२००४) नुसार

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

NOTARY
UDAI PRAKASH
MUMBAI (MAHARASHTRA)
REG. No. 9972
Exp Dt. 27/07/2028
GOVT. OF INDIA

NOTARIAL

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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.

NOTARY UDAI PRAKASH MUMBAI (MAHARASHTRA) REG. No. 9972 Exp DL 27/07/2028 GOVT OF INDIA

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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 13th day of February 2025.

Deponent

FOR NEWONE CONSTRUCTIONS PVT LTD

Director / Authorized Signatory

BEFORE ME

13/02/25

UDAI PRAKASH (M.A.LL.B.,)
ADVOCATE & NOTORY GOVT. OF INDIA
MUMBAI (MAHARASHTRA)
REG. NO. 9972

NOTARIAL REG. NO.....
Sr. No..... Page No.....

NOTARY UDAI PRAKASH MUMBAI (MAHARASHTRA) REG. No. 9972 Exp Dt. 27/07/2028 INDIA

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