भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

JAGDISH TRYAMBAKRAO DONGARDIVE NOTARY GOVT. OF INDIA Reg. No. 10302

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 66AA 938625

जिल्हा कोषागार कार्यालय ठाणे

जिल्हा कोषागार कार्यालय, ठाणे

10 JUL 2023

सहायक प्रमुख लिपीक / लिपीक

NOTARIAL
REG. SR. NO
11722/R/2023

FORM 'B'

DECLARTION, SUPPORTED BY AN AFIDAVI, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **H.B. Mhatre, Partner of NEE-RAA ENTERPRISES** Promoter of the proposed project/duly authorized by the promoter of the proposed project, vide his authorization Dated: **30.06.2023**.

I, **H.B. Mhatre** Partner of the proposed project/duly authorized by the Partner of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I the promoter have a legal title Report to the land on which the development of the project is proposed
   OR
   I **NEE-RAA ENTERPRISES** have a legal title Report to the land on which the development of the proposed project is to be carried out
   AND

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जाडपत्र-१ फक्त प्रतिज्ञापत्रसाठी

19 JUL 2023

मुद्रांक विक्री नोंदवही अनुक्रमांक ..... दिनांक .....

मुद्रांक विकत घेणाऱ्यांचे नांव व पत्ता JAGDISH TRYAMBAKRAO DONGARDIVE ADVOCATE

हस्ते असल्यास त्यांचे नाव व पत्ता .....Nstraj Chawl Committee, Kranti Nagar, Zopadpatti, Akurli Road, Kandivali (East), Mumbai - 400 101.....

हस्ते सही .....

परवानाधारक मुद्रांक विक्रेत्याची सही- (प्रमोद आर. दुबे).....

मुद्रांक विक्रीचे पत्ता-आदेश्वर कृपा,शांती पार्क, मीरा रोड (पूर्व), ठाणे.

परवाना क्रमांक - १२०१०४७

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

19 JUL 2023

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JAGDISH TRYAMBAKRAO DONGARDIVE * NOTARY GOVT. OF INDIA NOTARIAL Reg. No. 10-

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a legally valid authentication of title of such land for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.
   OR
   Those details of encumbrances including dues and litigation, details of any rights, title interest or name of any party in or over such land, along with details

3. That promoter undertakes to complete the project on or before **30/06/2025.**

4. (a) For new project:
   That seventy percent of the amount realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
   (b) For ongoing project on the date of commencement of the Act

   (i) That seventy percent of the amounts to be realized hereinafter by me/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.

   OR

   (ii) That entire of the amounts to be realized hereinafter by me/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 of construction and the land cost and shall be used only for
   That purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That I/the promoter shall get the accounts audited 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 each practicing Charte red Accountant, and it shall be verified during the audit that the amount collected for a particular project have been

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utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

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

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

For M/S NEE-RAA ENTERPRISES

Partner

Partner Partner
(NEE- RAA ENTERPRISES)

Verification

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

Verified by me at on this 21 day of JUL 2023

For M/S NEE-RAA ENTERPRISES

Partner

Partner
(NEE- RAA ENTERPRISES)

JAGDISH TRYAMBAKRAO DONGARDIVE
GOVT. OF INDIA
Reg. No. 10302
NOTARY

BEFORE ME

JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT. OF INDIA)
Ganesh Chawl Committe, Kranti Nagar,
Zopadpatti, Akurli Road, Kandivali (East),
Mumbai – 400 101.

21 JUL 2023

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