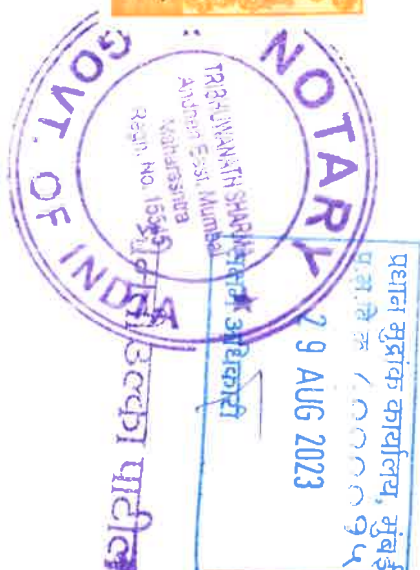




महाराष्ट्र MAHARASHTRA

० 2023 ०

CB 536397



FORM -'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit-cum-Declaration of **Mr. Rushi Y. Mehta**, Director of Neelyog Builders Pvt. Ltd. that is Promoter of the proposed project duly authorized by the Promoter of the Proposed project, vide his authorization dated **3rd August 2023**.

I **Rushi Y Mehta**, Director of Neelyog Builders Pvt. Ltd., Promoter of the proposed project known as "Neelyog Aarana" situated at F.P. No.20 of TPS Ghatkopar No. II, TPS Scheme and corresponding CTS no.3809 to 3833 of Village Ghatkopar Kiroi, at Laxmi Narayan Lane & TPS Lane No.4 at Ghatkopar West in N/Ward Mumbai -400 086 do hereby solemnly declare, undertake and state as under:





1. That, we are developing the proposed project named **"Neelyog Aarana"** under the Slum Rehabilitation Scheme of Government of Maharashtra vide regulation 33(II) of DCPR 2034. Slum Rehabilitation Authority (SRA) has issued us the Letter of Intent (LOI) dtd. **11.05.2023**. We have a legal title to the land on which the development of the project is proposed

AND

That, we have acquired the said Land from erstwhile owner "Bai Zaverbai Purshottam Nathu Charitable Trust" under registered Conveyance deed dt.31.3.2022 executed by the present trustees viz. Nalin Dwardkadas Modi & 6 others. A copy of the said conveyance deed dated 31.3.2022 without its annexure is annexed hereto.

2. That, the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by us is **30.06.2028**.

4. That, seventy percent of the amounts realized by the 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect, and a Chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, we will 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.

8. That, we will take all the pending approvals on time from the competent authorities.





9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we will 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 **Neelyog Builders Pvt. Ltd.**

Neelyog Builders Pvt. Ltd.

Director



Director

Deponent

Verification

I, **Rushi Y. Mehta**, Director of Neelyog Builders Pvt. Ltd. the deponent above, do hereby verifying that the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this day of.....

For **Neelyog Builders Pvt. Ltd.**

Neelyog Builders Pvt. Ltd.

Director



Director

Deponent

TRIBHUVANATH SHARMA

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