



महाराष्ट्र MAHARASHTRA

2023

66AA 921316

13 JUL 2023



FORM - "B"

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of MR. NITIN BABUBHAI GAJIPARA, the Partner of "SHREENATHJI ENTERPRISES", Promoter of the proposed Project of "DELTA VISTARA" at Plot No. 02, Sector - 26A, Node - Pushpak (Vahal), Tal. Panvel, Dist. Raigad - 410206.

I, MR. NITIN BABUBHAI GAJIPARA, Partner of "SHREENATHJI ENTERPRISES", of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter have a legal title report to the said land on which the development of the Project is proposed.
2. That the project land is free from all encumbrances and there are no pending Litigations on the project land.

SHREENATHJI ENTERPRISES  
PARTNER

21 JUL 2023

जोड़पत्र - १ / फक्त प्रतिस्त्रापत्रमाठी

मुद्रांक विक्री मॅदणी अनु. क्र. 39478 दिनांक

SHREE NATHJI ENTERPRISES

मुद्रांक विकत घेणा-याचे नाव

रहिवारी पत्ता Sec 15 CBD PARTNER

मुद्रांक विकत घेणा-याची / हसे सही SHRI NATHJI ENTERPRISES

मुद्रांक विक्री-याची सही व विक्रीचे ठिकाण (सही घेतली आहे)

म्हणे एडव्होकेट, मुकाम क्र. 34, प्रभात बँक, मुंबई-१. अ. मॅ. प्री. डी. इतरपत्र, मॅ. प्री. डी. इतरपत्र

*(Handwritten signature)*

मुद्रांक विक्री-याची सही व विक्रीचे ठिकाण (सही घेतली आहे)





3. That the time period within which the Project shall be completed by me / Promoters is by 31/12/2027.

4. That Seventy percent of the amounts to be realized hereinafter by me / Promoters 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 for that purposes only.

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 That the amounts from the separate account shall be withdrawn by me in accordance with Rule 5.

6. That I / 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 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 / Promoter shall take all the pending approvals on time, from the competent authorities.

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

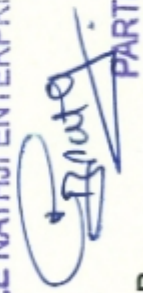
10. That I / Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

**VERIFICATION**

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Navi Mumbai on this 03<sup>rd</sup> Day of October, 2023.

FOR SHREENATHJI ENTERPRISES  
SHREE NATHJI ENTERPRISES

  
PARTNER

MR. NITIN BABUBHAI GAJIPARA

ATTESTED BY ME

  
03/10/2023

Adv. S. M. PATIL  
M.Com. M.A. M.B.A. M.L.S. C.&A.  
ADVOCATE GENERAL CO-OP RTY  
Members No. 1041/2000

NOTARY ( )  
Shop No. 25, 1st Floor,

C.B.D. Belapur, Sector 1A, Navi Mumbai-400614,  
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'SMS/WHATSAPP ONLY'

