



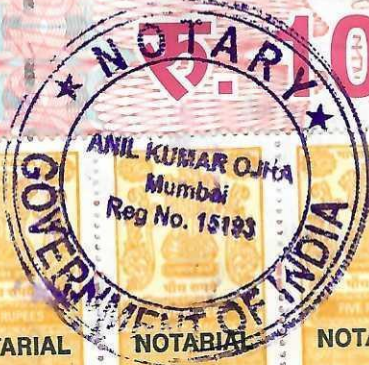
रतीय गैर न्यायिक

रुपये

Rs. 100

ONE

HUNDRED RUPEES



महाराष्ट्र MAHARASHTRA

2023

91AA 501793

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क ८००००९५
29 FEB 2024
सक्षम अधिकारी

FORM 'B'

श्रीमता सुषमा चव्हाण

[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 NEW INDIA CONSTRUCTIONS promoter
of the proposed project Named – Anamika, Located at CTS NO. 647, 647/1
to 647/6, 648, 648/1 to 648/3, Village Andheri, At Sir M.V.Road, Andheri
East, Mumbai – 400069., Plot Area – 1712.40 Sq.Mtr duly authorized by the
promoter of the proposed project, vide its/his/their authorization dated

For NEW INDIA CONSTRUCTIONS

Partner

7 MAR 2024

जाडपत्र-9 Annexure - 1

शुद्धत प्रतिज्ञापत्रासाठी Only for Affidavit

शुद्धत विक्रेता घेणाऱ्याचे नाव _____

शुद्धत विक्रेता घेणाऱ्याचे रहिवासी पत्ता _____

शुद्धत विक्रेतासंदर्भातची नोंद घेणे अन्व. क्रमांक _____ दिनांक _____

परवानाधारक शुद्धत विक्रेत्याची सही

शुद्धत विक्रेता घेणाऱ्याची सही

परवाना क्रमांक : ८००००९५

शुद्धत विक्रेतासंदर्भातची ठिकाण/पत्ता : अंधेरी चॅनेल ब्यार असोसिएशन

एन. एन. रोड, अंधेरी येथे स्टेशनच्या जाग्याला, अंधेरी (पूर्व), मुंबई - ६९

जागतिक शांतता आंदोलन, शांततासमिती प्रतिज्ञापत्र सादर करणेसाठी शुद्धत

व्यवस्थापक मंडळ, शांतता आंदोलन आदेश दि. ०९/०९/२००८ मुंबई

शुद्धत विक्रेतासंदर्भातची नोंद घेणे अन्व. क्रमांक _____

7 MAR 2024



NEW INDIA CONSTRUCTIONS
Sir MV Road Andheri East-400069
01314

NEW INDIA CONSTRUCTIONS

I, Mr. **Bhavik Niranjana Shah** partner of the M/s **NEW INDIA CONSTRUCTIONS** promoter of the proposed project **Named – Anamika, Located at CTS NO. 647, 647/1 to 647/6, 648, 648/1 to 648/3, Village Andheri, At Sir M.V.Road, Andheri East, Mumbai – 400069., Plot Area – 1712.40 Sq.Mtr** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed

OR

have/has a legal title Report to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

OR

That 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 the time period within which the project shall be completed by me/promoter from the date of registration 30-09-2026 ;

4. (a) For new projects :

That seventy per cent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised 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.

For NEW INDIA CONSTRUCTIONS



Partner



For NEW INDIA CONSTRUCTION
Date

A handwritten signature in blue ink is written over the word "Date". The signature appears to be "R. S. S." or similar, enclosed within a circular scribble.

OR

(ii) That entire of the amounts to be realised 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, 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 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 utilised 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 authorities.

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 documents 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.

For NEW INDIA CONSTRUCTIONS



Partner



BY NEW INDIA CONSTRUCTION

1/20/20



Verification

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

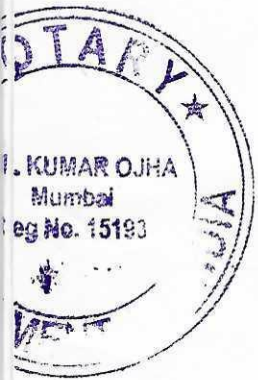
Verified by me at Andheri East, Mumbai on this 9th day of March'2024

For NEW INDIA CONSTRUCTIONS

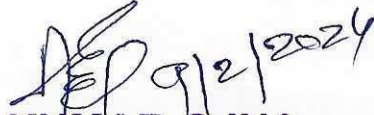


Partner

Deponent



BEFORE ME



ANIL KUMAR OJHA

(B. A. LL.B.)

ADVOCATE & NOTARY GOVT. OF INDIA

Trimurthi Niwas, Inas Wadi,

Neeraj Market, Kharedi Village,

Neeraj Market (West), Mumbai-400 095

Reg. No. 01/2024

Sr. No. 586/2024