



महाराष्ट्र MAHARASHTRA

2023

86AA 679512



जिल्हा कोषागार कार्यालय, ठाणे
8 JAN 2024
मुद्रांक प्रमुख लिपीक / लिपीक

08/01/2024




FORM B

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Abhay Gupta duly authorized by the promoter of the project vide its/his/their authorization dated 20th January, 2024.

Prime Neelkanth LLP having registered office at Shop 4, Om Shanti Premises, Turning Point, CBD Belapur, Navi Mumbai - 400614 a partnership firm (hereinafter referred to as "**Promoter**") do hereby solemnly declare, undertake and state as under:

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1. That, the Promoter is entitled to develop and construct building on a parcel of land admeasuring 1209.98 square meters, bearing Plot 137, Sector 26, Pushpak, Navi Mumbai – 410221 (hereinafter referred to as “**Land**”).
 2. That, the Promoter has a legal title Report to the land on which the development of the project is proposed. An authenticated copy of title certificate dated 11th September, 2023 issued by Jindal and Jindal Law Firm is enclosed with Form “A” – Application for registration of the said project with Real Estate Regulatory Authority.
 3. That, the said land is free is from all encumbrances
 4. That the project shall be completed by Promoter by 31st December, 2028;
 5. That, seventy per cent of the amounts to be realized hereinafter 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.
 6. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project in accordance with Rule 5.
 7. That, the 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.
 8. That, the promoter shall take all the pending approvals on time from the competent authorities.
 9. That, 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.
 10. That, the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



11. That, 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.



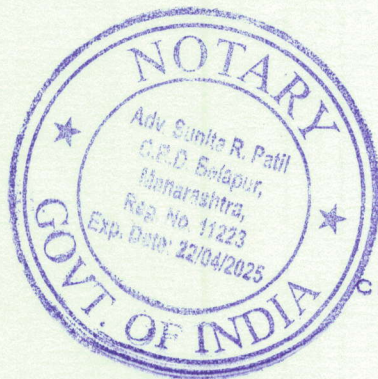
Mr. Abhay Gupta

Deponent Verification

I, the deponent above, do here by verify 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 by me at Navi Mumbai on this 20th day of January, 2024

Deponent



ATTESTED BY ME

Sunita Ram Patil
20/01/2024

Adv. SUNITA RAM PATIL
M.Com., M.A., LL.M., G.D.C. & A.
ADVOCATE HIGH COURT
Membership No.: MAH/2006/2000
NOTARY (GOVT. OF INDIA)
Shop No. 26, Prachhat Centre,
C B D Belapur, Sector 1A, Navi Mumbai-400614.
MOB.: 9367688788
(SMS/WHATSAPP ONLY)

20 JAN 2024