



Affidavit cum Declaration

**Affidavit cum Declaration of Mr. Narinderpal Roshanlal Gupta being
The partner of i.e. M/s. RNA Builders(N.G),
The promoter of the proposed project-N.G Tivoli Phase I at Mira Road East.**

I, Mr. Narinderpal Roshanlal Gupta, partner of RNA Builders (NG) the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title Report to the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/Promoter from the date of Registration of Project;
4. (a) For new projects:
That seventy percent of amounts realized 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 percent of 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.
(ii) That entire 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, 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 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 amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion of the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter shall form 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 these changes occurring.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Verification

Deponent

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 _____ on this 3rd day of March 18

GABRIEL P. S. PILLAI

Advocate, Solicitor & Notary
Karim Chambers, 4th Floor,
Ambalal Doshi Road, Fort,
Mumbai - 400 023. Tel.:2663989

Before Me

Deponent.

Serial No. 1516 dtd. 03.03.2018

FOR UNION BANK OF INDIA
M. S. MARG BRANCH
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