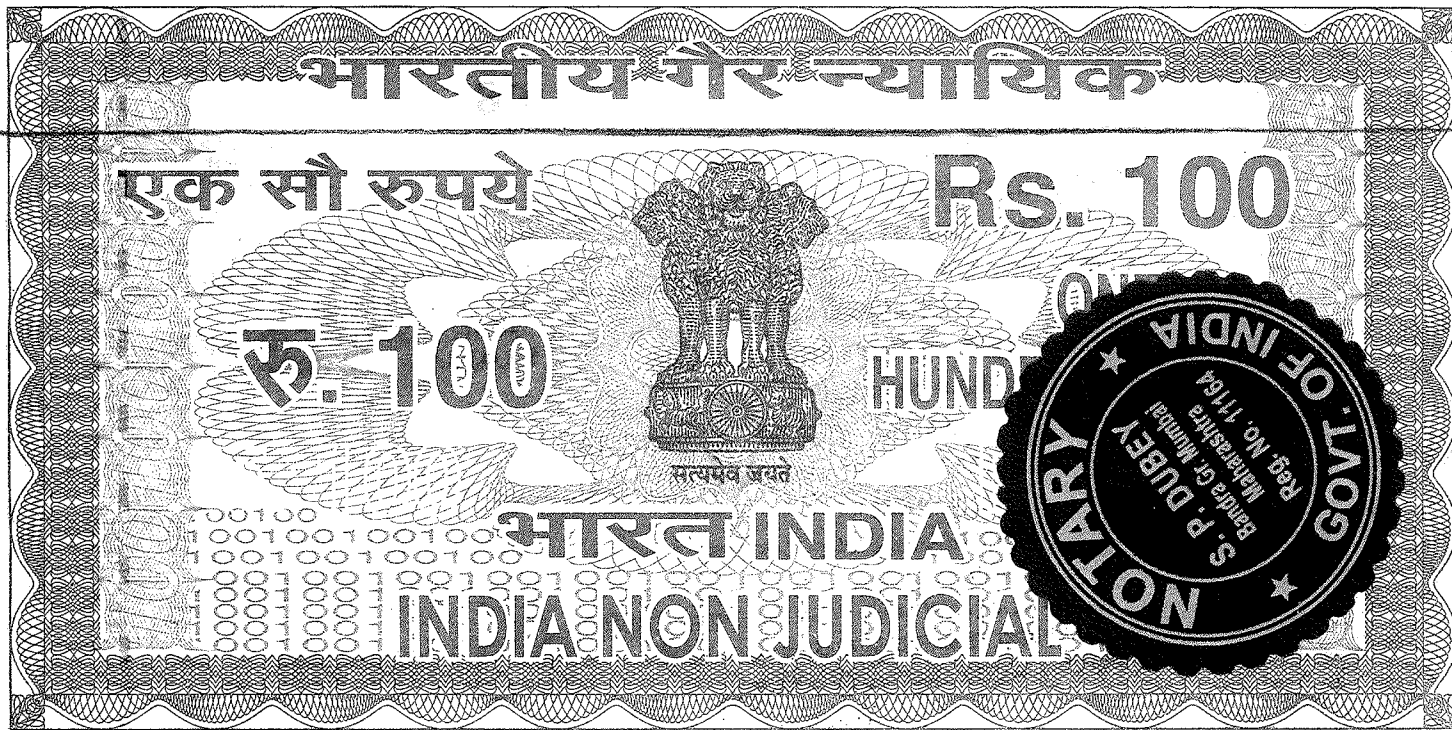
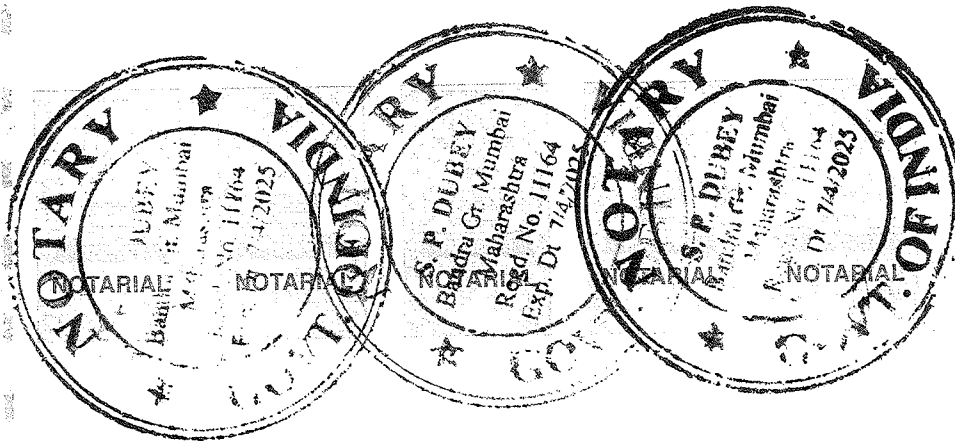




महाराष्ट्र MAHARASHTRA

2022

01AA 092711



प्रधान मुद्रांक कार्यालय, मुंबई
प.सु.वि.क्र. ८००००९६
24 MAY 2022
सक्षम अधिकारी L

Form "B", RAHEJA SOLARIS - 2

[See Rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

66

31 MAY 2022

जॉइंटपत्र-१/Annexure-I

फक्त प्रतिज्ञापत्रसाठी / Only For Affidavits

- १) मुद्रांक विक्री नोंदवही अनु. क्र./दिनांक.....
 २) मुद्रांक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही.....
 ३) परवानाधारक मुद्रांक विक्रेत्याची सही

RAHEJA UNIVERSAL (PVT) LTD.
 RAHEJA CENTRE POINT
 294, CST ROAD,
 ALINA, SANTACRUZ (E),
 MUMBAI - 400 098

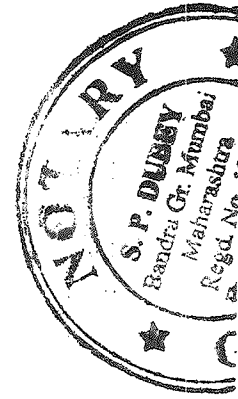
व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता
 परवाना क्रमांक ८००००१६

मुद्रांक विक्रीचे ठिकाण/पत्ता: बांद्रा वार असोसिएशन
 शास्कर विलेज, २रा माळा, लॉवर चेंबर, बांद्रा मेट्रोपोलिटन मॅजिस्ट्रेट कोर्ट,
 ए. के. मार्ग, वांद्रे पूर्व, मु. ४०००५१.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी
 मुद्रांक कागदाची आवश्यकता नाही.

(आसन आदेश दि. ०१/०७/२००४ नुसार) ज्या कारणासाठी ज्यांनी
 मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी
 केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

Plu
 श्री. राजेश गोपाल नाईक



Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Sudhir Thakker, Vice President- Strategy duly authorized by the Promoter viz., Raheja Universal (Pvt) Limited., (“**Promoter**”) of the proposed project, vide its Resolution dated 06.05.2022.

I, Mr. Sudhir Thakker, duly authorized by the Promoter of the Raheja Solaris-2 (“**Project**”) do hereby solemnly declare, undertake and state as under:

1. That the Promoter is the Lessee of the land on which the development of the Project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the Title Certificate dated 2nd August, 2021 issued by M/s. Kanga & Co., Advocates & Solicitors is enclosed herewith.
2. That details of encumbrances in respect of the said Project including details of any right, title, interest or name of any party in or over such land, are set out in Title Certificate dated 2nd August, 2021 issued by M/s. Kanga & Co., Advocates & Solicitors.
3. That the time period within which the project shall be completed by the Promoter is 31st December, 2027.
4. On and from the date hereof, seventy per cent of the Sale amounts to be realized hereinafter by the Promoter for the 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 shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016 (“**Said Rules**”).
6. That 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 Sale amounts collected for the 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 the Promoter shall take all the pending approvals on time, from the competent authorities.
8. 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 the Said Rules, within seven days of the said changes occurring.
9. That the Promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.

10. 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.

For Raheja Universal (Pvt) Limited


(_____)

Deponent

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 Mumbai on this 31st day of May, 2022.

For Raheja Universal (Pvt) Limited.


(_____)

Deponent

BEFORE ME



S. P. DUBEY
B.A.L.L.B
NOTARY GR. MUMBAI
MAHARASHTRA
(GOVT OF INDIA)

31 MAY 2022

