



महाराष्ट्र MAHARASHTRA

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RY 547935



FORM 'B'

[See rule 3(6)]

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००००९
- 7 JUL 2017
सक्षम अधिकारी

Affidavit cum Declaration

श्री. हेमंत रायत

Affidavit cum Declaration of Mr. Nisar Ahmed Ibrahim Patel being the Director of Aviation Hotels Pvt. Ltd. ("Promoter") of the ongoing project.

I, Mr. Nisar Ahmed Ibrahim Patel, being the Director of Aviation Hotels Pvt. Ltd. ("Promoter") of the ongoing project being developed on all those pieces or parcels of land or ground situate lying and being at Village Marol, Taluka Andheri in the Registration District and Sub District of Mumbai Suburban and bearing C.T.S. No. 1651 A/1 admeasuring 15015.80 Sq. Mts. and all those pieces or parcels of lands or ground situate lying and being at Village Marol,



Taluka Andheri in the Registration District and Sub District of Mumbai Suburban (Project Land) 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.
2. That the project land is free from all encumbrances. However loan facility is taken from J.M. Finance towards the project.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is 31.12.2021. subject to Force Majeure events as listed in The Real Estate (Regulation and Development) Act, 2016 (the "Act").
4. For ongoing project on the date of commencement of the Act
That seventy per cent of the amounts to be realized 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.
5. That the amounts from the separate account to cover the cost of project shall be withdrawn in accordance with Rule 5.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 statements 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 the promoter shall take all the pending approvals or 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 these 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 Act.

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.


(Director)
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 28 day of July 2017.



Identified by me
MUTAVALLI MS. M
Advocate High Court
C.M.B. (Esplanade) Court,
Mahapalike Marg, Bombay-1

BEFORE ME


(Director)
Deponent

28-7-17

S. M. N. Naqvi
NOTARY
Government of India,
Mumbai & Thane Dist.,

S.R. No. 828 P. No. 237 Date 28/7/17
NOTARY Registrar