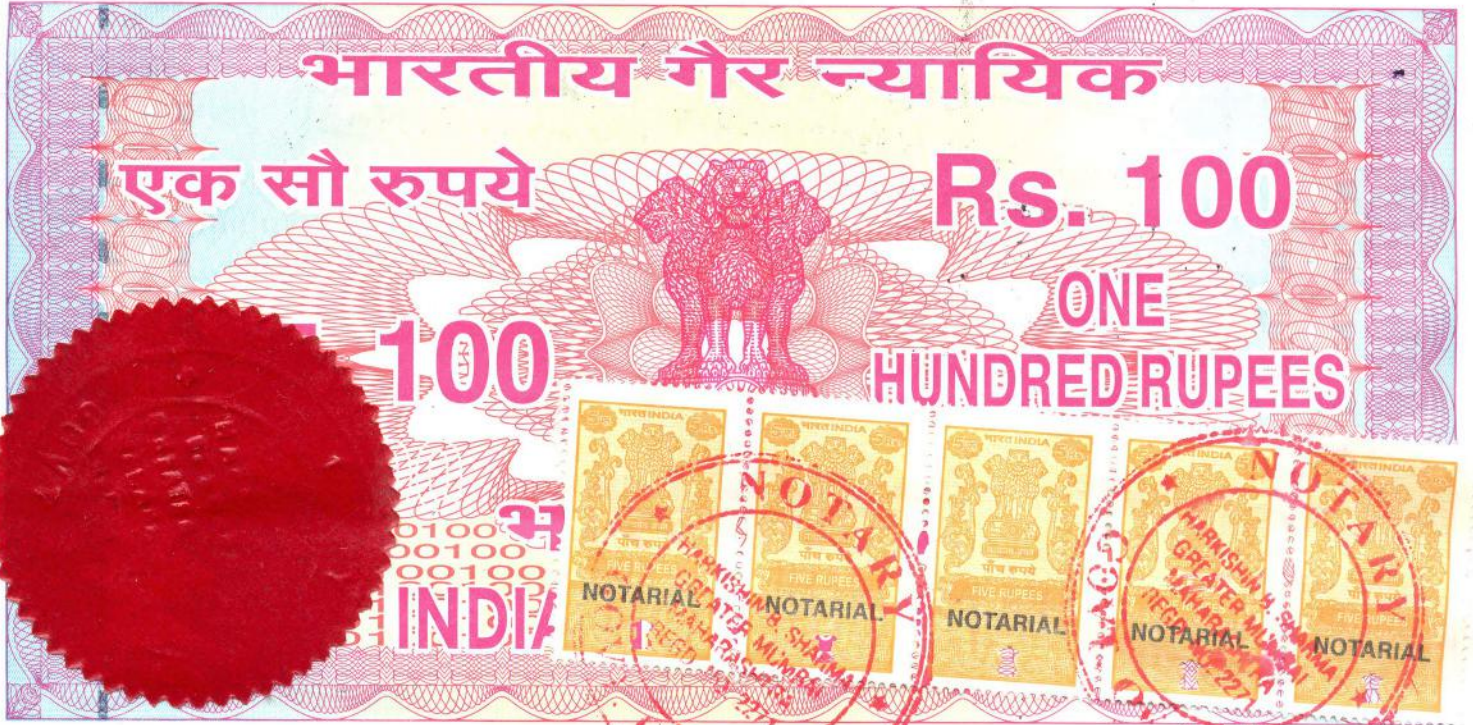




महाराष्ट्र MAHARASHTRA



FORM - 'B'

25-7-17 [see Regulation 3(6)]

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

Affidavit cum Declaration

I, **Mr. Sunderji Mulji Shah**, Partner of **Shivkrupa Enterprise**, having office at **Srishti Square, Office no. 201, 2nd Floor, L.B.S. Marg, Bhandup(w), Mumbai 400 078** Promoter of the Proposed Project authorized by the promoter of the proposed project, vide its/his/their authorization dated **26/07/2017**.

I, **Mr. Sunderji Mulji Shah**, Promoter of the Proposed Project /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 to the land on which the development of the Project is proposed

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/-

Handwritten signature in blue ink.

॥ श्री ॥

126 JUL 2012

जोड़पत्र-2/Annexure - II

मालीन शिक्का प्रतिज्ञापत्रा व्यतिरिक्त वापरण्यांत येणा-या मुद्रांकावर उमटवता.

मुद्रांक किती नोंदवली मुद्रांका/दिनांक

(Serial No./Date)

5554

Deer

दस्तावेज प्रकार

(Name of Document)

होय / नाही

Yes / No

होय / नाही का ?

(Whether it is to be registered)

दस्तावेजाचे संक्षेपित वर्णन -

(Property Description in Brief)

मुद्रांक विक्रेता-चाचे नांव, व सही

(Stamp Purchaser's Name, & Signature)

होय / नाही का ? त्यांचे नांव, पत्ता व सही

(Whether other person then Name, Address, & Signature)

होय / नाही का ?

(Whether other Party)

मुद्रांक शुल्क रक्कम (Stamp Duty Amount)

मुद्रांक शुल्क रक्कम (Stamp Duty Amount)

मुद्रांक शुल्क रक्कम - 12015-12

मुद्रांक शुल्क रक्कम - 12015-12

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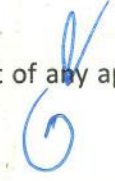
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मुद्रांक शुल्क रक्कम - 12015-12



2. That the said land is free from all encumbrances.
3. That the time period within which the Project shall be completed by me/promoter is 31st Dec. 2022.
4. That seventy percent of the amount 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.
5. 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.
6. That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I/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 I / Promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / Promoter have / has furnished such other document as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.


Sunderji Mulji Shah
(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 27-11 day of July 2017.




Sunderji Mulji Shah
(Deponent)


HARKISHIN B. SHARMA
ADVOCATE & NOTARY
1, OJAS BLDG., GROUND FLOOR,
NEAR RATION OFFICE, S. N. ROAD,
MULUND (W), MUMBAI-400 080.

NOTED & REGISTERED