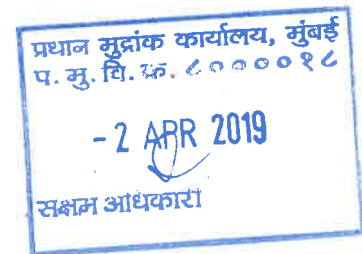




महाराष्ट्र MAHARASHTRA

2019

UX 366669



FORM 'B'

(Affidavit cum Declaration)

I Mr. **Kunal Modi** duly authorized by the promoter of **Macrotech Developers Limited**, vide its authorization dated **15th May 2017**

I, duly authorized by the promoter of **Lodha Lower Parel Project** do hereby solemnly declare, undertake and state as under:

- I. That I have a legal Title Report to the land on which the development of the project is proposed. I enclosed the authenticated copy of title certificate of Advocate **Kanga & Co. and Pradip Garach** dated **18th February 2009, 29th September 2014, 19th December 2018 and 26th August 2019**.
- II. I say that the details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details are enclosed herewith.
- III. I further declare and undertake that that seventy per cent of the amounts to be realised hereinafter by promoter for the real estate project from the allottee, 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.
- IV. I further declare that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017

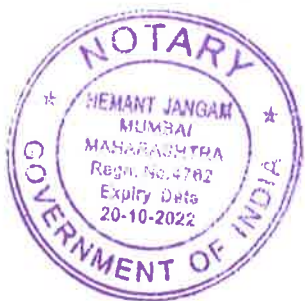
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- V. I say and declare that promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- VI. I say that the time period within which the project shall be completed by the promoter by **31st December 2023**
- VII. I say and declare that the promoter shall take all the pending approvals on time, from the competent authorities.
- VIII. I say and declare 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.
- IX. I say and declare that the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- X. I say and declare 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

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 (____) day of (____)



BEFORE ME

HEMANT JANGAM
NOTARY, GOVT. OF INDIA
MUMBAI, MAHARASHTRA

Deponent

Reg. No. Aug 12k21x
Sr. No. 381 Pg. No. 23
Date : 26 AUG. 2019

