



महाराष्ट्र MAHARASHTRA

2017

SE 963664



FORM 'B'

[SEE RULE 3(4)]

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MR.BIMAL M. SELARKA**, partner and authorized signatory of **ROYALE URBANSPLACE LLP**, Promoter of the on-going project **FENNEL H**.

I **MR.BIMAL M. SELARKA**, partner and authorized signatory of **ROYALE URBANSPLACE LLP**, Promoter of the on-going project **FENNEL H**, do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title to the land on which the development of the project 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. The Project Land is mortgaged to Edelweiss Housing Finance Limited for obtaining construction and project finance. In pursuance thereof, **ROYALE URBANSPLACE LLP** (Promoter) has executed Indenture of Mortgage dated December 28, 2015 in favour of Edelweiss Housing Finance Limited. The said Indenture of Mortgage is duly registered with the Sub Registrar of Assurances, Shahapur at serial no. **SHP/6268/2015**.
3. That the time period within which project shall be completed by promoter is **31/12/2022**.
4. That seventy per cent amounts realised by Promoter for the real estate project from the allottees, from time, shall be deposited in a separate accounts 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 statements 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 utilised for the project and withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That Promoter shall take all the pending approvals on time, from competent authorities.
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulation 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, on any grounds.


Deponent

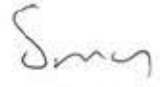
VERIFICATION

The contents of any above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on this 27th day of July 2017




BEFORE ME
Deponent


27-7-17
S. M. N. Naqvi
NOTARY
Government of India.
Mumbai & Thane Dist.

SR. No. 589

NOTARY Register

No. 52
23/7/17

Date

