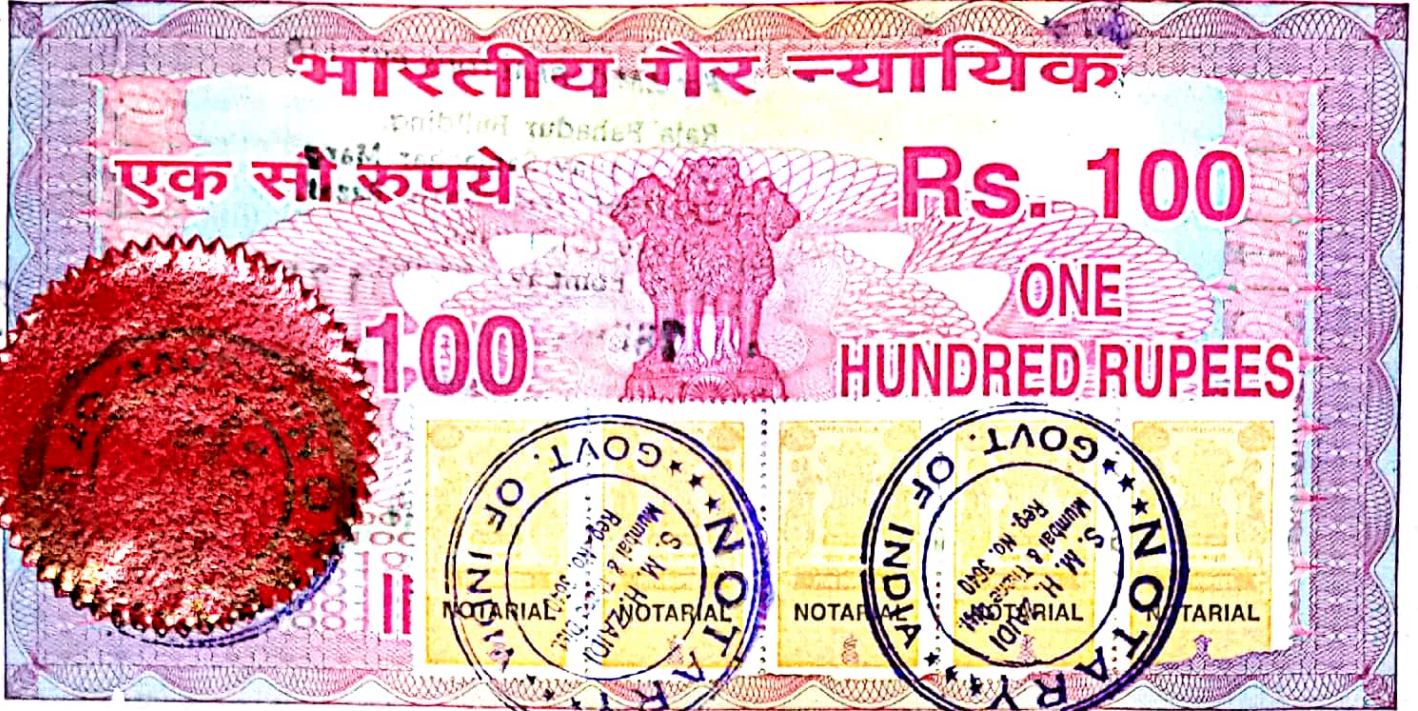
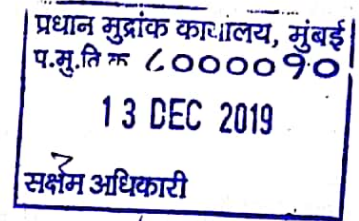




महाराष्ट्र MAHARASHTRA

2019

WK 682353



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Affidavit cum Declaration

**Affidavit cum Declaration of Mr. Narinderpal Roshanlal Gupta being
The Director of i.e. M/s. JMG Realtors Pvt. Ltd.,
The promoter of the proposed project-"N.G. Shree Ram Van Phase III" at Vasai East.**

I, Mr. Narinderpal Roshanlal Gupta, Director of JMG Realtors Pvt. Ltd. the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter 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.
3. That the time period within which the project shall be completed by me/Promoter from the date of Registration of Project; 31/12/2023

4. (a) For new projects:

That seventy percent of amounts 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.

(b) For ongoing project on the date of Commencement of the Act:

(i) That seventy percent of Amounts to be realized hereinafter by the 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.

(ii) That entire of the amounts to be realized hereinafter by the 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That 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 statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion of 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 form 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 these changes occurring.

9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations 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.

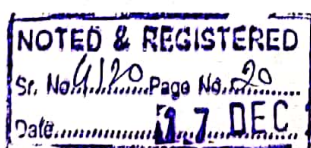
Verification

Deponent

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 17 DEC 2019 on this 17th day of December 2019.

Deponent.



BEFORE ME

S. M. H. ZAIDI
NOTARY
Government of India
Mumbai & Thane Dist

17 DEC 2019