



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. Sunil Seksaria, Designated Partner, of JSB Homes LLP, promoter of the proposed project Nakshatra Pride – I vide its authorization dated 01st September, 2018;

I, Mr. Sunil Seksaria, Designated Partner, of JSB Homes LLP, promoter of the proposed project Nakshatra Pride – I do hereby solemnly declare, undertake and state as under:

1. M/s Unicorn Infra Projects and Estates Private Limited_ has a legal title to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement (Index II) between such owner and promoter for development of the real estate project is enclosed herewith

2. That the time period within which the project shall be completed by promoter is 30th September, 2022.
3. That seventy per cent of the amounts realised by 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
6. 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



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For JSB HOMES LLP

Seksaria

Authorised Signatory



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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

For JSB HOMES LLP

Debsari

Deponent Signatory

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 04th day of September, 2018.

For JSB HOMES LLP

Debsari

Deponent Signatory

d
A. P. MAROO, Advocate
B-1201, Anmol Tower,
S.V. Road, Goregaon (W),
Mumbai - 400104.



NOTARIAL



BEFORE ME

A. P. MAROO
NOTARY
GOVT. OF INDIA
B-1202, Anmol Apt.,
Opp. Patel Petrol Pump,
S.V. Road, Goregaon (W),
Mumbai - 400104
Tel. 2877 2222

4 SEP 2018

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