

Department ID : 92233393031
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 सदर चलन केवल दुर्यम निबंध कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

For JSB HOMES LLP

Authorised Signatory



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. Divyesh Sunil Seksaria, Designated Partner, of JSB Homes LLP, promoter of the proposed project Nakshatra Pride – I vide its authorization dated 12th June, 2019;

I, Mr. Divyesh 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:

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 promoter has mortgaged the development rights, unsold stock and all receivables of the proposed project Nakshatra Pride - I with Tata Capital Housing Finance Limited for availing construction funding.
3. That the time period within which the project shall be completed by promoter is 30th September, 2022.
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

For JSB HOMES LLP

Authorized Signatory

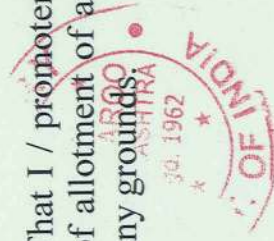
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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 utilised 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 documents 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.



For JSB HOMES LLP

Debsana

Authorized 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 12th day of June, 2019.

For JSB HOMES LLP

Debsana

Authorized Signatory

Deponent



BEFORE ME

A. P. MAROO
NOTARY & ADVOCATE
GOVT. OF INDIA

12 JUN 2019