



महाराष्ट्र MAHARASHTRA

2017

SF 186190



FORM 'B'
[See rule 3(6)]



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

श्री. हेमंत सावंत

Affidavit cum Declaration

Affidavit cum Declaration of M/s Om Vaishnavi Developers (Authorized Signatory
Mr. Sudhir B Mehta) promoter of the proposed project / duly authorized by the
promoter of the proposed project, vide its/his/their authorization dated 5th May 2017;

I, Mr. Sudhir B. Mehta promoter of the proposed project / duly authorized by the
promoter of the proposed project do hereby solemnly declare, undertake and state as
under;

18 JUL 2017



प्राप्त प्रमाणपत्र

Only for Affidavit

MAISHNAVI DEVELOPEMENT
100, 101, 102, Above Axis Bank
100, 101, 102, Ghatkoper (E),
Mumbai - 400 077.

मुद्रांक विभाग से प्राप्त

मुद्रांक विभाग से प्राप्त

मुद्रांक विभाग से प्राप्त 386 दिनांक

मुद्रांक विभाग से प्राप्त

मुद्रांक विभाग से प्राप्त

भारत सरकार : 20000000

मुद्रांक विभाग से प्राप्त : 18 JUL 2017

मुद्रांक विभाग से प्राप्त : 09/08/2007

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मुद्रांक विभाग से प्राप्त : 09/08/2007





I have a legal title Report 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 between such owner and promoter for development of the real estate project is enclosed herewith.

2. That there is a Suit filed in the City Civil Court by the Petitioner Christopher D'Mello with Suit No 2660 of 2015 and no preventive injunction, relief or interim order is passed
3. That the time period within which the project shall be completed by promoter from the date of registration of project i.e. 30th June, 2022 ;
4. (a) For new projects :

~~That seventy per cent of the amounts realised 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 per cent of the amounts to be realised hereinafter 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.

OR

~~(ii) That entire of the amounts to be realised hereinafter 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, 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 the amounts collected for a particular project have

been utilized for the project and the withdrawal has been in compliance with the proportion to 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 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.

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

10. 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.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at _____ on this 27 JUL 2017 day of 2017.


Deponent



BEFORE ME


K. P. PAL
Advocate & Notary
Govt. of India
R. No. 3, Bhand Kashi Niwas,
Anand Nagar, S. S. Road,
Bandup (W) Mumbai-400 079

27 JUL 2017