

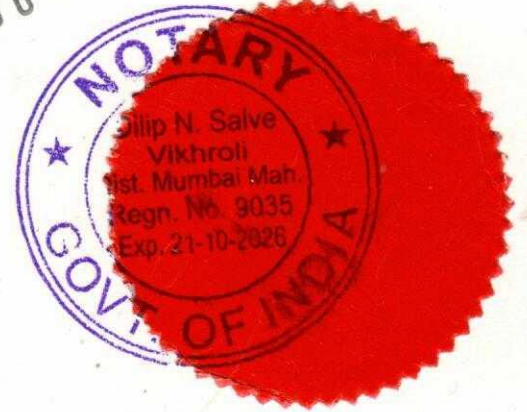


महाराष्ट्र MAHARASHTRA

2022

06 JUN 2023

54AA 513075



FORM 'B'
[See rule 3(4)]

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

Affidavit cum Declaration

I, Rajkumar G. Khushalani, aged 70 years, residing at 1201, Kritika Tower, Sion Trombey Road, Near R K Studio, Chembur East, Mumbai 400071 the designated partner of M/s Royale Housing do hereby solemnly declare, undertake and state as under:

1. I say that Maharashtra Housing And Development Authority (hereinafter referred to as "MHADA") is the owner of land: Building No. 09, Subhash Nagar Navrang CHS Ltd, Subhash Nagar, Chembur East, Mumbai - 400 071 (Hereinafter referred to as "the society") was well and sufficiently entitled to leasehold rights of all that piece or parcel of land admeasuring 1465.51 sq. mtr. or thereabouts,

06 JUN 2023

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक-/दिनांक
२. मुद्रांक विक्री घेणाऱ्याचे नांव, रहिवासाचा पत्ता व राहणी
३. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता ई-८/१:१, सेक्टर-१, वाशी, नवी मुंबई - ४०० ७०३.

59556

Rajkumar Khushalani

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सौ. रोहिणी आर. बिरादार
परवाना क्र. १२०१०२४



उभा कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

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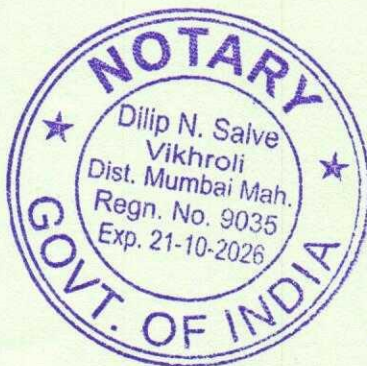
All bearing Survey No 67 to 71, CTS No. 826, situated at Bldg. No. 09 known as "Subhash Nagar Navrang CHS Ltd, N. G. Acharya Marg, Subhash Nagar, Chembur, Mumbai - 400 071.

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 3 years 7 Months i.e., 31st December 2026.
4. I declare and state that 70% of the amounts to be realized hereinafter by promoter for the real state 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. I declare and state that, the amounts from separate account to cover the cost of the project shall be in proportion to the percentage of completion of the project.
6. That, the amounts from 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. I say and declare that the promoter shall get the accounts audited within six months after the end of every financial year by 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.
8. I say and declare that the promoter shall take all the pending approvals on time, from the competent authorities.
9. I say and declare that the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. I say and declare that the promoter shall not discriminate against any allottee at the time of allotment to any apartment. Plot or building, as the case may be.

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verification on this 6th Day of June 2023.



Ravi Patel
Deponent

BEFORE ME
NOTARY

Dilip N. Salve
ADVOCATE & NOTARY
238/9320, Manas CHS, Kannamwar Nagar
2, Vikhroli (E), Mumbai - 400 083

NOTED & REGISTERED
Page No. 152 Sr. No. 1891
Date: 06/06/23

