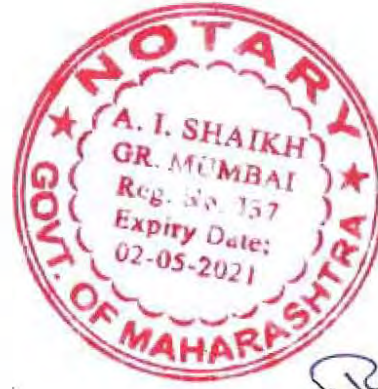




महाराष्ट्र MAHARASHTRA

● 2017 ●

SE 654771



श्री. प्र. ना. चिंचघरे

Regd. Under Sr. No. 255.

Regd. Under Sr. No. 255.

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Rafiq Usman Momin, an adult Indian Inhabitant, director of SMGK Developers Pvt. Ltd. having it's office address at Gr. Floor, A1 Tower, Hill Park Complex, Capt. Samant Marg, Near Agarwal Ind. Estate, Jogeshwari (W), Mumbai 400102, (hereinafter referred to as the "Promoter" of the proposed project duly authorized by the Promoter vide its authorization dated 25/07/2017, do hereby solemnly declare, undertake and state as under.

001175

27 JUL 2017

Annexure-1

Deputy for Affidavit

Deputy for Affidavit

Rahique, H. U. Momin.

27 JUL 2017

Deputy for Affidavit

Deputy

Deputy for Affidavit

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Deputy for Affidavit

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5. Momin.
27 JUL 2017



1. That the Promoter i.e. SMGK Developers Pvt. Ltd. has a legal Title Report to the land or ground situate, lying and being in the Revenue Village of Bandivali, Taluka Andheri, Mumbai Suburban District bearing C.T.S. Nos. 31E/5, 31E/5/1 to 31E/5/23 now new C.T.S. Nos. 31E/2D ("the said Land") on a portion of which the development of the project "SMGK URBANA - HEIGHTS" ("the Real Estate Project") is proposed.

AND

A legally valid authentication of title of the said Land is provided/uploaded by the Promoter with "Form-A" - Application for Registration of Project" with the Maharashtra Real Estate Regulatory Authority ("Authority").

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter from the date of registration of the Real Estate Project is 31/07/2022;
4. For ongoing project on the date of commencement of the Act
 - (i) That seventy per cent 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.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 account 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 Real Estate Project and the withdrawal has been in compliance with the proportion of the percentage of completion of the Real Estate 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.

[Signature]

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 therefrom.



For SMGK DEVELOPERS PVT. LTD.

A. I. Shaikh
Authorised Signatory/ Director

Verified by me at Mumbai on the 31st day of July, 2017.



Before Me
A. I. Shaikh
A. I. SHAIKH, M.A., LL.B.,
NOTARY 21.7.2017
Greater Mumbai
402/A SAMI SHOPPING CENTRE
JOGESHWARI (W), MUMBAI
NO 102.
Regd. Under Sr. No. 255,
Regd. Under Sr. No. 255,