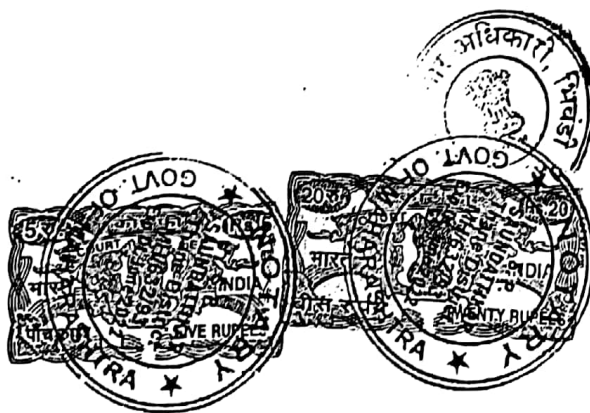


TP 549034

उप कोषागार कार्यालय,
भिवंडी
23/AUG 2018
उप कोषागार अधिकारी
भिवंडी.



FROM 'B'

[see rule 3(4)]

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. RAJESH R. GUPTA, partner and authorized signatory of M/S. V-RAJ BUILDCON, Promoters of the new project VIRAJ HEIGHTS being constructed on all the pieces and parcels of land bearing Tikka no. 20 (P), City Survey No. 1025-A (P), admeasuring 5850.05 square meters lying, being and situate at Village Chendani, Kopari Taluka and District Thane and within the jurisdiction of registration District & Sub-District of Thane within the limits of Municipal Corporation of Thane.

I, RAJESH R. GUPTA, partner and authorized signatory of M/S. V-RAJ BUILDCON, Promoters of the new project VIRAJ HEIGHTS, do hereby solemnly declare, undertake and state as under:

1. That, Promoters have a legal rights to develop the proposed project on land

AND

A legally valid authentication of rights of such land along with LOI and an authenticated copy of the agreement between such society and promoters for development of the real estate project.

2. That, the time period within which project shall be completed by promoters for the project VIRAJ HEIGHTS is 31st Dec 2025
4. That seventy per cent amounts realized by Promoters for the real estate project from the allottees, from time, shall be deposited in a separate accounts 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



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Thane District



7. That Promoters 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 statements 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 withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That Promoters shall take all the pending approvals on time, from competent authorities.
9. That Promoters have furnished such other documents as have been prescribed by the rules and regulation made under the Act.
10. That Promoters 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 M/S. V-RAJ BUILDCON

Through its partner & authorized signatory

MR. RAJESH R. GUPTA

Verification

The contents of any above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Thane on this 31st August day of 2018

For M/S. V-RAJ BUILDCON

Through its partner & authorized signatory

MR. RAJESH R. GUPTA

NOTED

NOTARY

S. P. SAUNDATTIKAR B.A., LL.B.
ADVOCATE HIGH COURT
Mayuresh Apartment,
Opp. Municipal Marathi School No.1,
Jambhali Naka, Thane (W) - 400 601.



31 AUG 2018