



महाराष्ट्र MAHARASHTRA

2017

RW 215805



प्रधान मुद्रांक कार्यालय, मुंबई
प.स.वि.क. ८०००००८
23 JUN 2017
सक्षम अधिकारी

श्री. प्र. ना. चिंचघरे



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 Heet Builders Private Limited, Promoter of the proposed project Hubtown Heaven-C wing situated at BIT Co-Operative Housing Society, Bhaudaji Road, C.S.No. 328/10, Matunga (East), Mumbai - 400 019 duly authorized its Director Mr. /Ms Kamal Matalia, vide its/his/their authorization letter dated 28-Jun-2017;

I, Mr. /Ms. Kamal Matalia Director of Heet Builders Private Limited Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

जोड़पत्र-१ / ANNEXURE-I

फॉर्म नोटरीपब्लिकरी Only for Affidavit

30 JUN 2012



१. मुराद दिनेश मोदवरी अनु. कर्मांक/दिनांक
(Signature/Date)

२. मुराद दिनेश मोदवरी नाथ, अधिवासाक पत्ता न मरी
(Name & Signature)

३. मुराद दिनेश मोदवरी पत्ता

मुराद दिनेश मोदवरी

अनु. कर्मांक/दिनांक

मुराद दिनेश मोदवरी

मुराद दिनेश मोदवरी

अधारी (पुनः) २०१२

Heet Builders Private Limited
72, Nakhodia Street, 1st Floor,
JR Shetty Building, Mumbai - 400 003.



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2017

RW 215806



प्रधान मुद्रांक कार्यालय, मुंबई
प.म.वि.क्र. ८०००००८
23 JUN 2017
सक्षम अधिकारी
श्री. प्र. ना. चिंचघरे

: 2 :

1. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed

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 details of encumbrances is attached herewith as Annexure-A including details of any rights, title, interest or name of any party in or over such land, along with details.

जोडपत्र-१/ANNEXURE-1

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

30 JUN 2017



- १ मुद्रांक चिन्ही नोंदवस्य अनु, कसोक/दिनांक
(Serial No./Date)
- २ मुद्रांक विकत घेता-पावे नाव, रजिस्ताच्या पत्ता व सही, :
(Stamp Purchaser's Name & Signature)
- ३ पत्रासाठी एक पुराव दिवताये सही

परवाना क्र. ८०००३०८

श्री. राजेंद्र ह. शेट्टी

परवाना क्रमांक ८०००००८

विवाहानंतर दुसरे प्रमाण द्यावे लागेल याचा
बरोबरी (पुन), मुद्रांक-४००००३०८

Heet Builders Private Limited
72, Nakhodia Street, 1st Floor,
JR Shetty Building, Mumbai - 400 003.



महाराष्ट्र MAHARASHTRA

2017

RW 215807



प्रधान मुद्रांक कार्यालय, मुंबई
प.म.वि.क्र. ८०००००८
23 JUN 2017
सक्षम अधिकारी

श्री. प्र. ना. विंचघरे

: 3 :

3. That the time period within which the project shall be completed by me/promoter is 31-Dec-2024.
4. (a) For on going 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.

जोड़पत्र-१ / ANNEXURE

फक्त प्रतिपादयिताओं Only for Affidavit



१. मुद्रांक दिती, संख्या अनु. क्रमांक/दिनांक
(Serial No./Date)
२. मुद्रांक दितीत घेता-याचे नाव, रहिवासी पत्ता व पत्ती.
(Stamp Purchaser's Name & Signature)
३. पावनाधारक मुद्रांक दितीतली मदी

पावना क्र. ८०००००८
श्री. राजेंद्र प्र. शेट्टी
पावना क्रमांक ८०००००८
शिवशक्ती टुम अँड डेव्हलपर्स प्रा. लि.
अंधेरी (पुर्व), मुंबई-४०० ०८३.

Heet Builders Private Limited
72, Nakhodla Street, 1st Floor,
JR Shetty Building, Mumbai - 400 003.



महाराष्ट्र MAHARASHTRA

2017

RW 215808



श्री. प्र. ना. चिंचघरे

: 4 :

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate(Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
6. 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.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ 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.



जोडपत्र-१/ANNEXURE-I

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

68 30 JUN 2012

१. मुद्रांक पत्राची मालिका अनु. क्रमांक/दिनांक
(Serial No./Date)
२. मुद्रांक विकत घेणा-याचे नाव, गिह्याच्या पत्ता व सही.
(Stamp Purchaser's Name & Signature)
३. परवानाधारक मुद्रांक विक्रेत्याची सही:

परवाना क्र. 4000000000

श्री. रमेश चंद्र शेट्टी

परवाना क्रमांक 4000000000

शिवमजी रुम

अंधेरी (पुव), मुंबई

Heat Builders Private Limited

72, Nakhodia Street, 1st Floor,

JR Shetty Building, Mumbai - 400 003.



महाराष्ट्र MAHARASHTRA

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श्री. प्र. ना. चिंचघरे

5

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/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Mr. Kamal Matalia
Director

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 _____ on this _____ day of _____

GULABDHAR UPADHYAY
ADVOCATE & NOTARY
Chhabineth Pandey Compound

Mr. Kamal Matalia

जोड़पत्र-१/ANNEXURE-I

पत्र पंजीयनार्थी Only for Affidavit

62 13 0 JUN 2017

1. मुद्रित तिथि वीरवार अथु. अंक/दिनांक
(Date & Day)
2. मुद्रित पत्र पंजीयनार्थी नाव, पंजीयनार्थी पत्र व पत्र
(Stamp Person's Name & Signature)
3. पत्रपंजीयनार्थी मुद्रित तिथि वीरवार अथु.

पत्रपंजीयनार्थी

श्री. राजेंद्र ह. दत्त

पत्रपंजीयनार्थी

पत्रपंजीयनार्थी अथु. अंक/दिनांक
पत्रपंजीयनार्थी अथु. अंक/दिनांक
पत्रपंजीयनार्थी अथु. अंक/दिनांक

Heet Builders Private Limited

72, Nakhodia Street, 1st Floor

18 Shetty Building, Mumbai - 400 003.