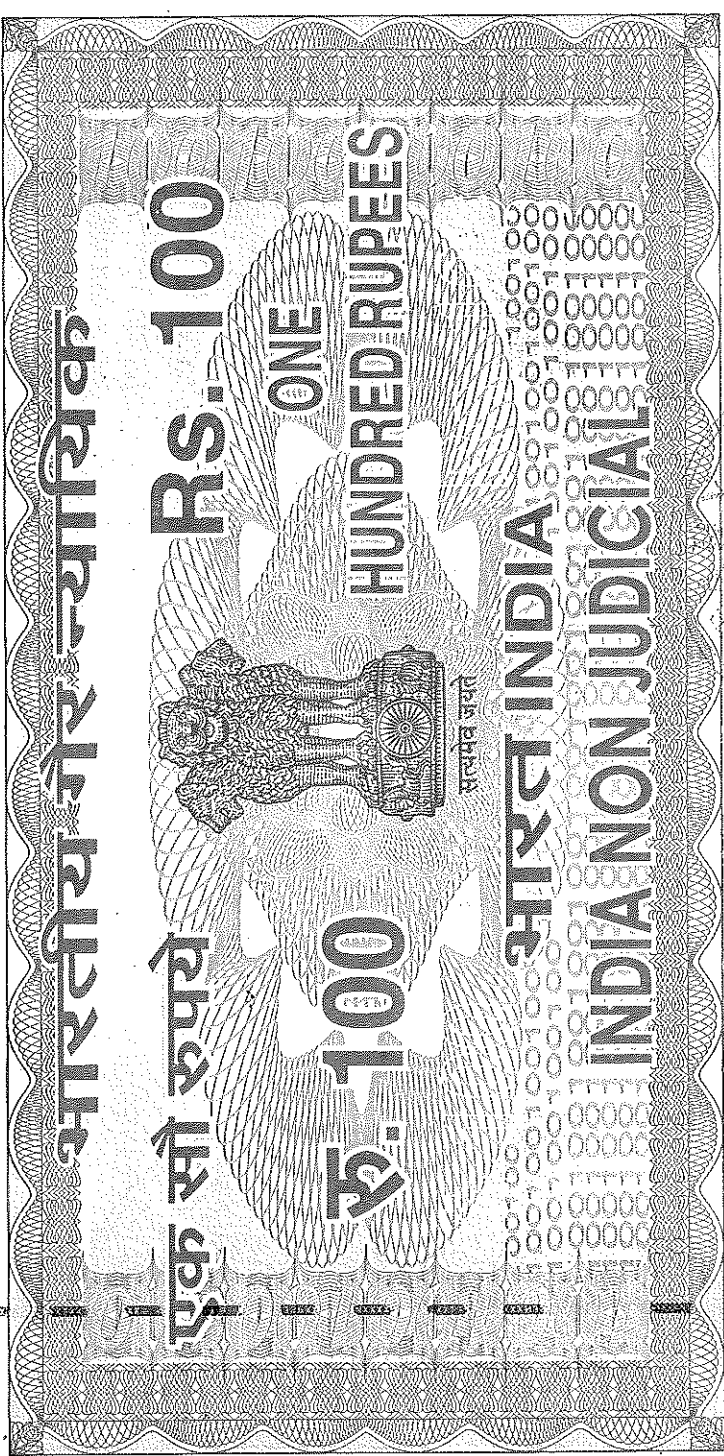


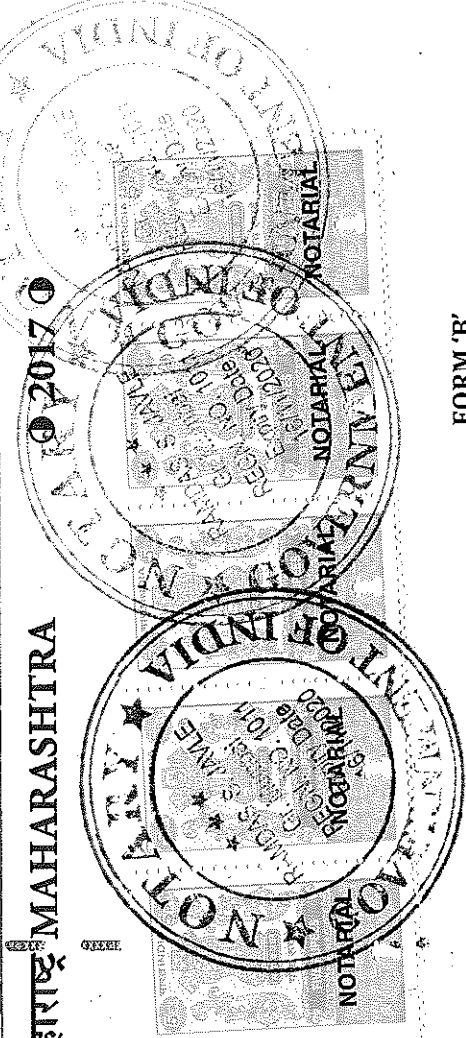


महाराष्ट्र MAHARASHTRA

2017

RV 288633

प्रधान मुद्रांक कार्यालय, मुंबई  
प.म.वि.क. ६००००९९  
30 JUN 2017  
सकल अधिकारी



FORM 'B'

[See rule 3(6)]

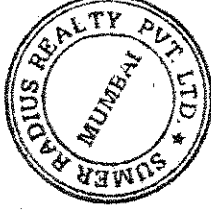
श्री. प. ना. चिपधरे

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 Mr. Anil Chhabria, Authorised Signatory of Sumer Radius Realty Private Limited, the Promoter of the proposed project known as "Avenue 54" being constructed on all the following lands viz:-

- (i) Land being all that piece and parcel of land all that piece or parcel of freehold land admeasuring in the aggregate 21,774.10 sq. mtrs. or thereabouts bearing City Survey Nos. H/401, H/402, H/415 to H/438 Village Bandra, Mumbai Suburban District and situated at Santacruz (W), Mumbai 400054 ("Catholic Society Property");



Yind



Land being all that piece and parcel of land bearing CTS No. H/395 admeasuring 51 sq. mtrs. or thereabouts; CTS No. H/396 admeasuring 63.50 sq. mtrs. or thereabouts; CTS No. H/397 admeasuring 163.9 sq. mtrs. or thereabouts and CTS No. H/398 admeasuring 4046.90 sq. mtrs. or thereabouts collectively admeasuring 4325.30 sq. mtrs. in Village Bandra known as "GHIYA COMPOUND" situated at 2nd Hasnabad Lane, Santacruz (W), Mumbai 400054 ("Ghia Property").

duly authorized by the Promoter of the proposed project, vide its/his/their authorization/resolution dated 6<sup>th</sup> July, 2017.

I, Mr. Anil Chhabria duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal Title Report to the land on which the development of the project is being undertaken.

And a legally valid authentication of title of such land along with an authenticated copy of the agreement between owners and Promoter for development of the real estate project is enclosed separately.

2. The details of encumbrances are set out separately in the Encumbrance Certificate / Self Declaration.

3. That the Project shall be completed by Promoter on or before 31<sup>st</sup> December 2023 from the date of registration of the project;

(a) For new projects:

~~That seventy per cent of the amounts realised by 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 on-going project on the date of commencement of the Act

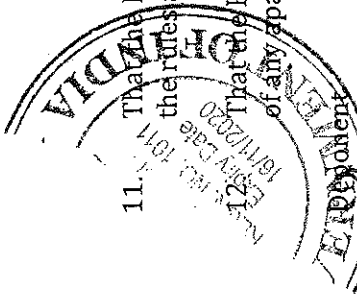
That seventy per cent of the amounts to be realised hereinafter by me/ Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR

~~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.~~

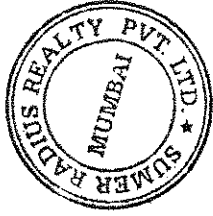
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That the Promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised 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.
10. 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.





11. That the Promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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.



*Anil Chhabria*

Mr. Anil Chhabria  
Authorised Signatory

### Verification

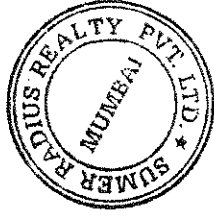
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at on this day of 31<sup>st</sup> JUL, 2017

Deponent

*Anil Chhabria*

Mr. Anil Chhabria  
Authorised Signatory



**BEFORE ME**

*Ramdas S. Javle*

**RAMDAS S. JAVLE**  
B.Com, LLB.  
Notary & Greater Mumbai



**31 JUL 2017**

**RAMDAS S. JAVLE, B.Com, LLB**  
Advocate High Court  
Notary & Greater Mumbai, Govt. of India

Fiat No. 4,  
Sadashiv Smruti Co-op. Hg. Soc. Ltd.  
Golibar 4th Road,

Antacruz (E), Mumbai - 400 055.

Mobile : 9820487077

*Revised to 56/17*

Serial No. 901/17