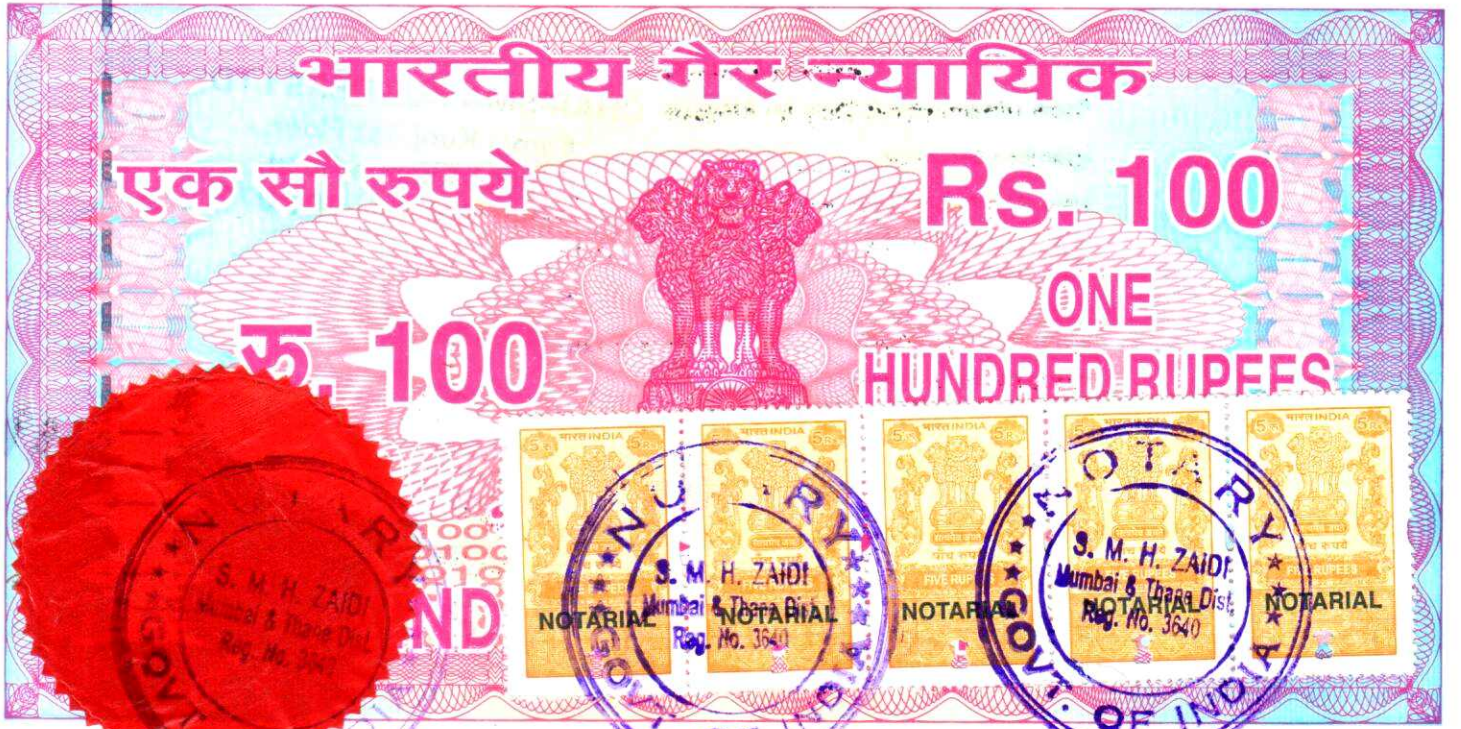




महाराष्ट्र MAHARASHTRA

2018

UB 522701



श्री. सी. टी. आंबेकर

FORM 'B'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Pawan Sudhir Shetty Director of M/s. Charisma Builders Ltd. duly authorized by the promoter of the proposed project, vide his authorization dated 16th April, 2019.

I, Pawan Sudhir Shetty, Director of Charisma Builders Ltd., 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 proposed

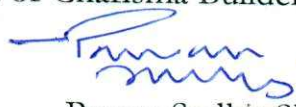


AND

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 the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me from the date of registration of the Project is 4 years (Mar-2023)
4. For New project that the seventy percent of the amounts realized 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 not 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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.
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.
9. That the Promoter have 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.

For Charisma Builders Ltd.


Pawan Sudhir Shetty
Director/ Deponent



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 17th April, 2019

For Charisma Builders Ltd.

Pawan Sudhir Shetty
Director/ Deponent



BEFORE ME
S. M. H. ZAIDI
NOTARY
Government of India
Mumbai & Thane Dist.

22 APR 2019

NOTED & REGISTERED	
Sr. No. 4972	Page No. 19
Date. 22 APR 2019	