



महाराष्ट्र MAHARASHTRA

2022

25AA 492318



जिल्हा कोषागार कार्यालय, ठाणे
27 OCT 2022
मुद्रांक प्रमुख लिपीक /

Notary Reg. No. 10593
Sr. No. 5390/2022
Page No. 00084



FORM 'B'

[See rule 3(6)]

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. Devendra Hanuman Pandey, promoter of the proposed project / duly authorized by the promoter of the proposed project Hill Star on plot bearing QTS No. 446 of Village Kurar, Malad, in Taluka Borivali vide its/his/their authorization dated 01-Nov-2022;

I, Devendra Hanuman Pandey, promoter of the proposed project / 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

OR

Devendra Pandey

१. कौन सा चैनल सही है ? दिनांक
 २. कौन सा चैनल सही है ?
 ३. कौन सा चैनल सही है ?
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 ८. कौन सा चैनल सही है ?
 ९. कौन सा चैनल सही है ?
 १०. कौन सा चैनल सही है ?

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मुद्रांक लक्ष्मी देवनागरी ६ मद्रास प्रान्त, मद्रास आर्ट्स

31 OCT 2022

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_____ has / have a legal title Report to the land on which the development of the project is to be carried out

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 said land is free from all encumbrances.

OR

That, details of encumbrances _____ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That, the time period within which the project shall be completed by the promoter is 31st December 2024.
4. (a) For new projects:

That, seventy percent 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.

(b) For on-going project on the date of commencement of the Act:

(i) That seventy percent of the amounts to be realized hereinafter by the promoter for the real estate project 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

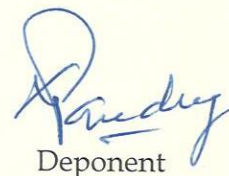
(ii) That entire of the amounts to be realized hereinafter by the promoter for the real estate project from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the 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 utilized 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 has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

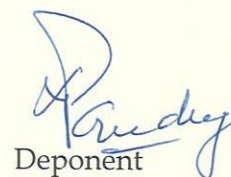
10. That, the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.


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 Mumbai on this 05 day of Nov. 2022


Deponent



BEFORE ME


Adv. VILAS R. HALDANKAR
NOTARY GOVT. OF INDIA
Valid till 06/01/2024
Haldankar Niwas, Kesharbai Compd.
Sahar Cross Rd; Andheri (E), Mumbai-69
Mob: 9821402304/8355866977