



[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

I, Mr. Asfhan Ayaz Mulani promoter of the School View Shreyas Co-Operative Hsg Soc Ltd authorized by the promoter of M/s. Majestic Royale Developers, situated at Plot No 553, 11th Road, CTS No. 1474, 1474/1 to 4, Of Chembur (East), Mumbai-400071, suburban District vide their authorization dated.19/04/2022

For MAJESTIC ROYALE DEVELOPERS

Partner

19 APR 2022

[illegible]

19 APR 2022



I, Asfhan Ayaz Mulani 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 promoter have a legal title to the land on which the development of the project is proposed

OR

Have a legal title to the land on which the development of the proposed 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 NIL including 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 promoter is 30th September, 2024.

4. (A) For New Project:

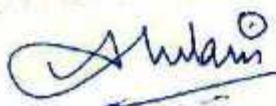
That seventy per cent of the amount realized by us/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

7. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

For MAJESTIC ROYALE DEVELOPERS



Partner



8. That I / promoter shall take all the pending approvals in time, from the competent authorities.

9. That I/ promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/ promoter 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 MAJESTIC ROYALE DEVELOPERS

Mubani
DEPONENT Partner

Deponent Verification

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

Verified by me at Mumbai on this 19th day of April 2022.



For MAJESTIC ROYALE DEVELOPERS

Mubani
DEPONENT Partner

ATTESTED BY ME
K. V. Dake
K. V. DAKE & Co. LL.B.,
NOTARY GOVT. OF INDIA
Advocate High Court, Mumbai
Janta Market, Shop No. 35,
Near Chembur Rly. Station, Chembur,
Mumbai-400 071.



19 APR 2022



आधार

भारत सरकार

Unique Identification Authority of India
Government of India

नॉदयिण्याच क्रमांक / Enrollment No 1104/20548/22228

श्री अश्विन अय्यर मुलानी
Ashwin Ayaz Mulani
S/O: Ayaz Mulani
Baage Fatima, Flat No 15, 3rd Floor,
Ritamber Lane,
Behind Canara Bank Mahim West
Mumbai
Mahim Mumbai Mumbai
Maharashtra 400016
9221534553

Ref: 243 / 20A / 481477 / 481880 / P



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आपला आधार क्रमांक / Your Aadhaar No. :

5144 4310 4321

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



अश्विन अय्यर मुलानी
Ashwin Ayaz Mulani
जन्म वर्ष / Year of Birth : 1986
पुरुष / Male



5144 4310 4321

आधार — सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ASHWAN AYAZ MULANI

GANIBHAI MULANI

28/03/1986

Permanent Account Number

AOAPM2324K

Signature



Ashwin