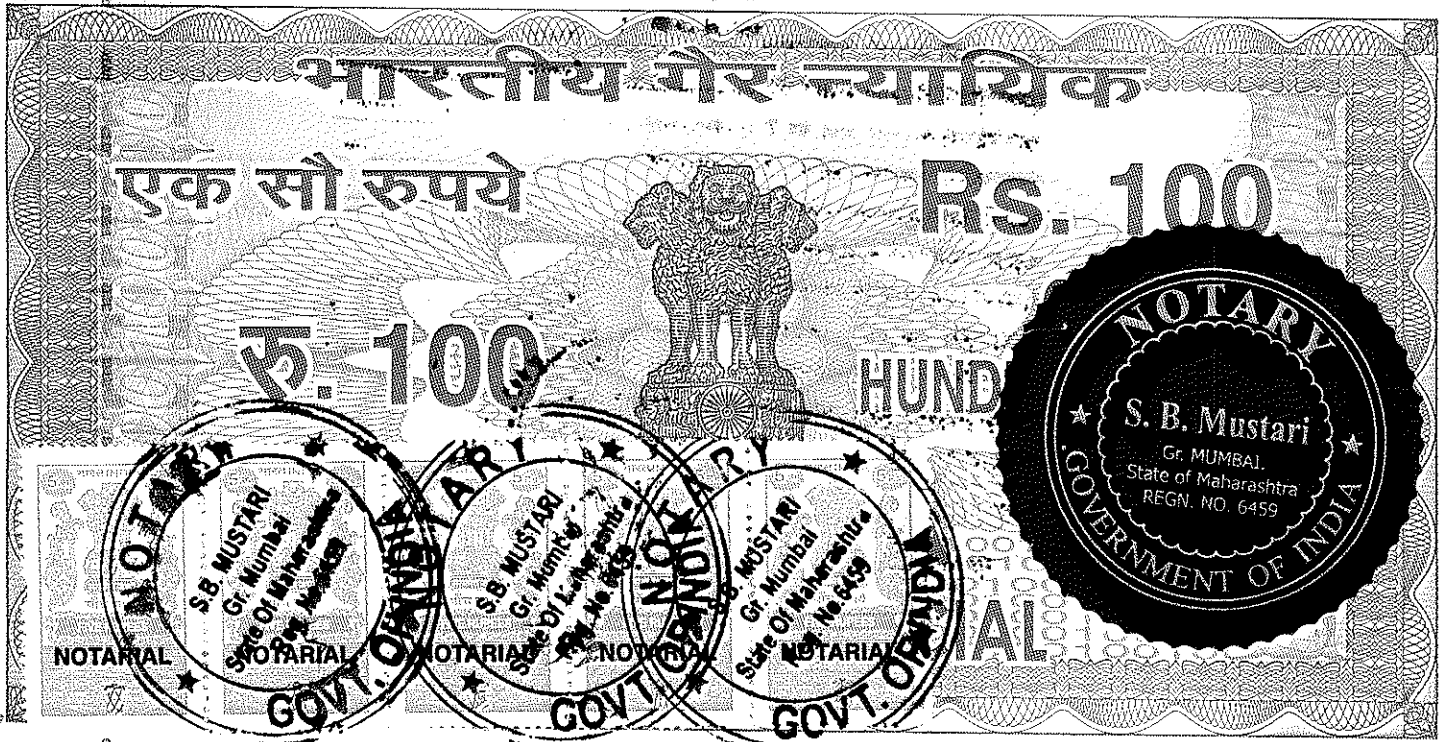
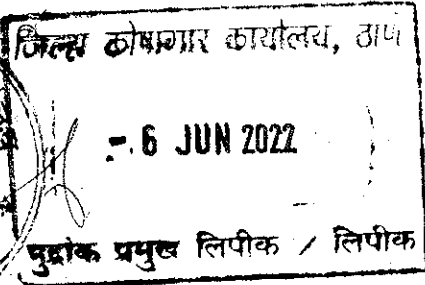




महाराष्ट्र MAHARASHTRA

2022

08AA 733782



Sr. No.: 372
Date: 23-10-2022

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 M/S. Starwing Real Estate Company promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under

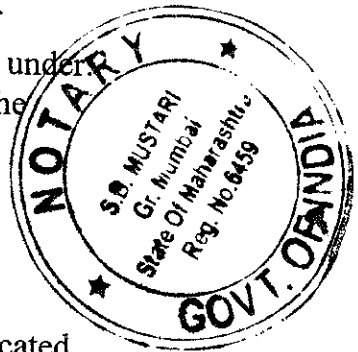
1. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed

OR

have/has a legal title Report 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.



SHALL

10 JUN 2022

SECRET

કચ્છ સ્થાનિક સરકાર કચ્છ જિલ્લો :- સિવજી/જાણી

..... 41-51 P. 17

कुछ दिनों के बाद ... 8-farwing May 6

..... STARVING REAL ESTATE
..... BUSINESS

501. KAATYAYINI BUSINESS
KATYAYINI BUSINESS

OFF MAHARAJA
MAG ANDER (EAST) M

परमाणाधारक मुद्रांक विद्येरवासी सही (प्रमाण आ. ३६)

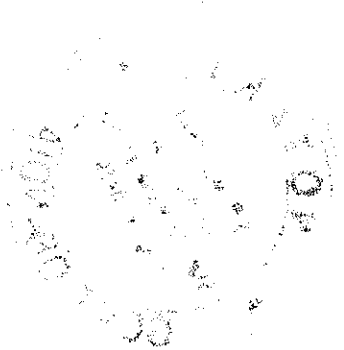
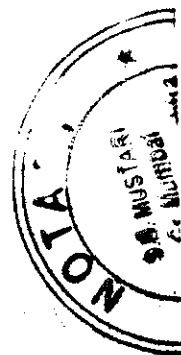
प्रमाणित करने वाला - आदेश्वर कृपा, शांती प्रसाद, नो. १०५ (१९५१), अ. १०५

पञ्चमनामिका १२०१०१५६

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे

10 JUL 2022

193075



2. That the project 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 me/promoter from the date of registration 30/06/2027

4. (a) For new projects :

That seventy per cent of the amounts realised 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.

(b) For ongoing 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / 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 I /the 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.

9. That I / the 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.

Sr. No.: 372

Date: 23.10.2022

For STARWING REAL ESTATE COMPANY

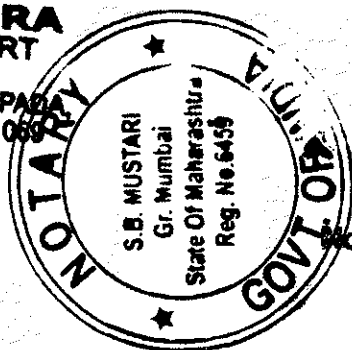
[Signature]

PARTNER

BEFORE

[Signature] 23.10.2022

S. B. MUSTARI
ADVOCATE & NOTARY
GOVT. OF INDIA
No. B/4, Sai Dham Hsg. Soc.,
Tilak Nagar, Sakinaka,
Mumbai - 400 072



[Signature]
SATISH U. MISHRA
ADVOCATE HIGH COURT
S. P. MISHRA CHAWL,
OLD NAGARDAS ROAD, MOGRAPADA,
ANDHERI (EAST), MUMBAI-400 059