भारतीय गैर न्यायिक

रुपये Rs. 100

ONE HUNDRED RUPEES

Rs. 100

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NOTARY S.M.H. ZAIDI Mumbai & Thane Dist. Reg. No. 3640 My Commission Expires 25 Sept. 2023 GOVT. OF INDIA

महाराष्ट्र MAHARASHTRA 2022 40AA 410653

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. 4000009
31 JAN 2023
सक्षम अधिकारी

NOTARY S.M.H. ZAIDI Mumbai & Thane Dist. Reg. No. 3640 My Commission Expires 25 Sept. 2028 GOVT. OF INDIA

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

श्रीम. एल. एस. सांगळे

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. Royal Minerva Realty LLP**, through its authorised representative **Mr. Ankit R. Sheth**, promoter of the proposed project "**Courtyard**" duly authorized by the promoter of the proposed project, vide its/ his/ their authorization dated **19.01.2023.**

We, 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 we have a legal title Report to the land on which 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.

Contd../2

28 FEB 2023

ROYAL MINERVA REALTY LLP
720, 7th Floor, Plaza Panchshil,
N. S. Patkar Marg, Grant Road,
Mumbai - 400007

Only for Affida

मुद्रांक विकत घेणा-याचे नाव

मुद्रांक विकत घेणा-याचा राहत्याचा पत्ता

मुद्रांक विक्रीबाबतच्या नोंद वही अनु. क्रमांक 000104 दिनांक

मुद्रांक विकत घेणा-याची सही

परवानाधारक मुद्रांक विक्रेत्याची सही

परवाना क्रमांक : ८००००४

मुद्रांक विक्रीचे ठिकाण / पत्ता : सौ. [illegible]
१४/ बी, खोताची वाडी, [illegible]
गिरगांव, मुंबई - ४०० ००४.

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28 FEB 2023

NOTARY
S.M.H.ZAIDI
Mumbai & Thane D
Reg. No. 364
My Commis
Expir
25 Se
GOVT.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter will be on or before 31st March 2028.

4. (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 ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter 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.

OR

(ii) That entire of the amounts to be realised hereinafter 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, 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

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.

For Royal Minerva Realty LLP

Mr. Ankit R. Sheth
Promoter

ROYAL MINERVA REALTY LLP
LLPIN AAX-5670

BEFORE ME
S. M. H. ZAIDI
NOTARY
Government of India
Mumbai & Thane Dist
- 1 MAR 2023

NOTARY
S.M.H.ZAIDI
Mumbai & Thane Dist.
Reg. No. 3640
My Commission Expires
25 Sept. 2026
GOVT. OF INDIA

NOTED & REGISTERED
Sr. No. 1563 Page No. 86
Book No. 12 Date 1 MAR 2023

Date: 10.02.2023
Place: Mumbai