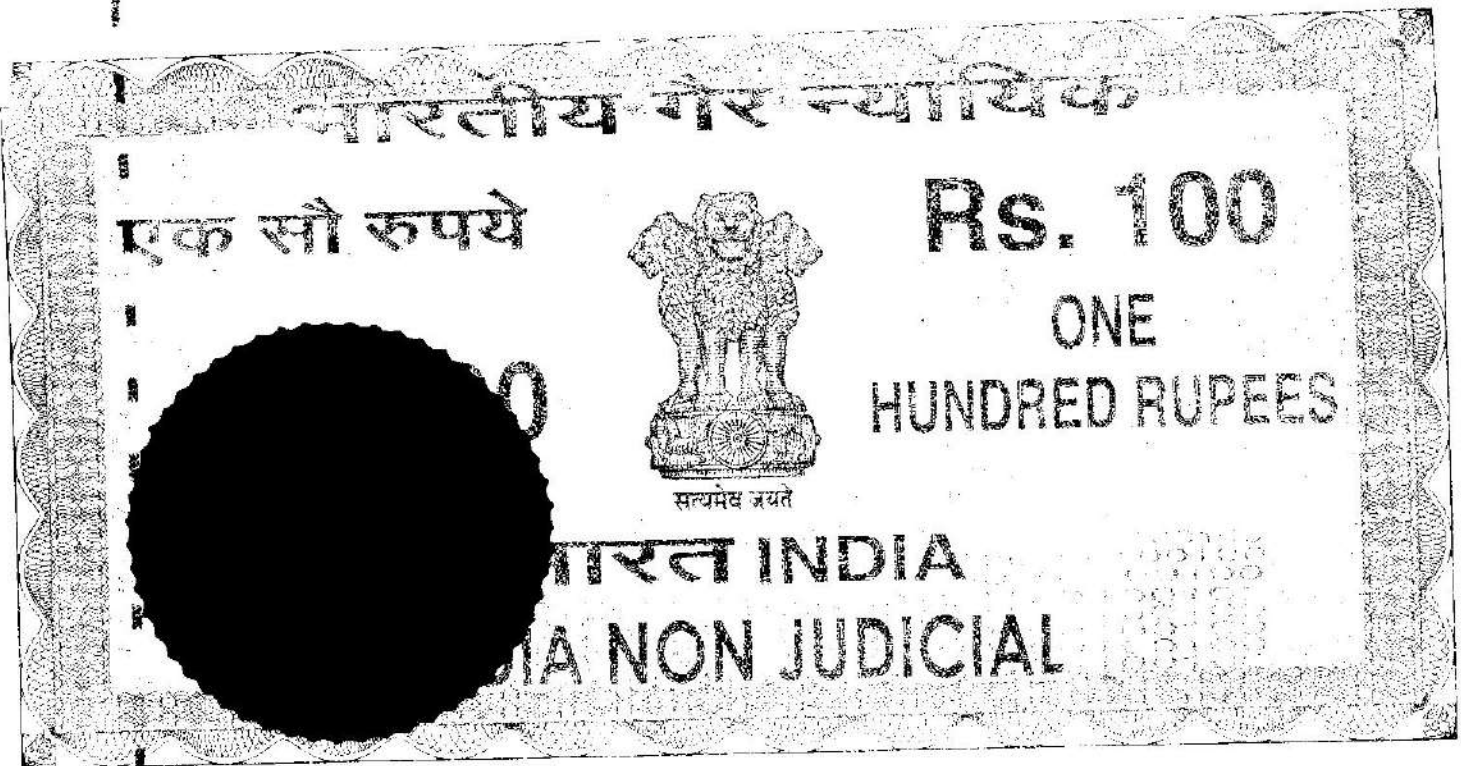


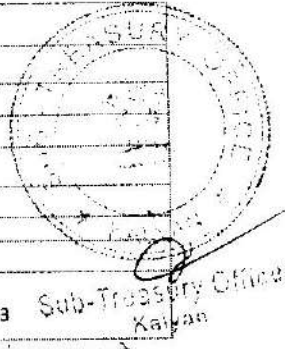


महाराष्ट्र MAHARASHTRA

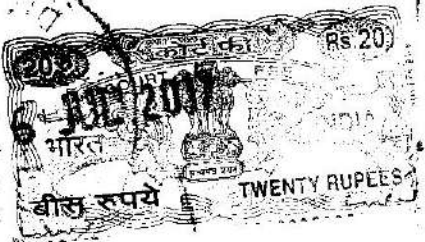
2017

SB 275621

Treasury Allotment Date and No. 12.07.2017 (SB 275621)	Serial No. 2668/17 Date 19.07.2017
Nature of Document/Article No.	
Whether it is to be Registered -	If Registrable Name of S.R.O-
Property Description in brief	As per the Document
Stamp Purchaser's Name	A Plus Developers, Badlapur
If through other person then Name & Address	Amit Patel,
Name of the Other Party	
Stamp Duty Amount	Rs.100/-
Stamp Purchaser's Signature and Date	Shri Jay R. Birwadkar, Stamp Vendor, Ls. No. 1206030 Kumbhar Chawl, Netivali, Kalyan (E) 421 306 (M) 9890732173



ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी करतानासुद्धा महीन्यात वापरणे बंधनकारक आहे



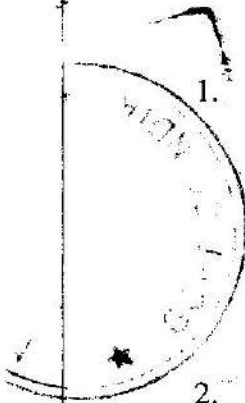
FORM 'B'
[See rule 3(6)]

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. Vivek H Karelia promoter of the proposed project / duly
authorized by the promoters of the proposed project, vide their authorization dated 26-07-2017;

I, Vivek H Karelia 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 Report to the land on which the development of the project is proposed

AND

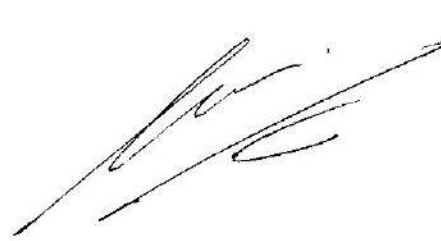
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.
3. That the project shall be completed by the promoters by 24-09-2021.
4. (a) For new projects :

That seventy per cent of the amounts realised 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.

OR

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

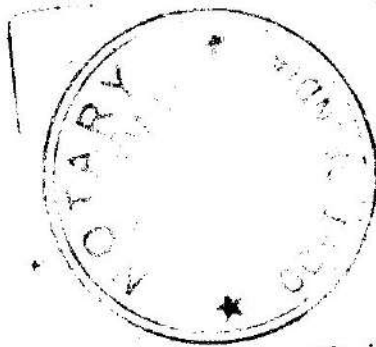
Deponent - Vivek H Karelia

Verification

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

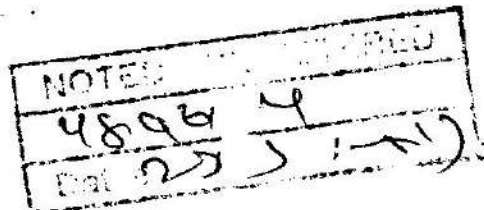
Verified by me at _____ on this _____ day of _____.

Deponent - Vivek H Karelia



BEFORE ME

ASHOK C. FANADE
B. COM, M. A. LL. B.
ADVOCATE & NOTARY
Government Of India
Dist. Thane



27 JUL 2012