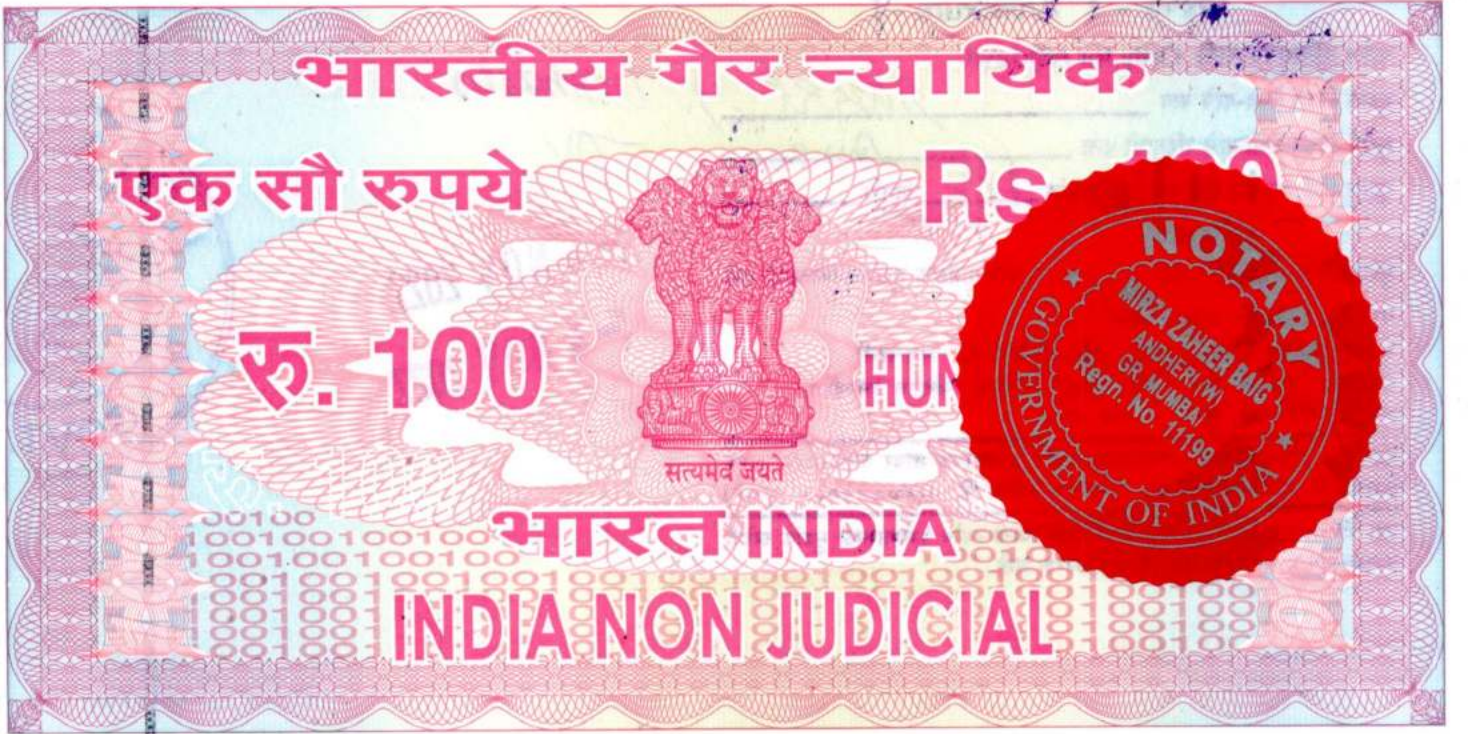




26AA 689534

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००१२
- 1 NOV 2022
सक्षम अधिकारी

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 RELLIANCE REALTY 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



जेडपत्र - १ Annexure - I

फक्त प्रतिज्ञापनासाठी Only for Affidavit

मुद्रांक विकत घेणा-याचे नाव RAJESH Y. LASHKAR
मुद्रांक विकत घेणा-याचे रहिवासी पत्ता M/11
मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक 114 दिनांक 11/11/22

मुद्रांक विकत घेणा-यांची सही [Signature] परवानाधारक मुद्रांक विक्रीत्याही सही

परवाना क्रमांक:- ८०००१२

मुद्रांक विक्रीचे ठिकाण/पत्ता: श्री. राजेश डी. मदनानी
२२१/अ. एक.बी. रोड, समीर पोस्ट ऑफिस, जेहान बिल्डींग,
अंधेरी (पश्चिम), मुंबई - ४०० ०५८.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक
वागमयाची आवश्यकता नाही. (नसलप जाणे दि. ०१/०७/२००४ नुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्यांचे कारणासाठी मुद्रांक खरेदी
कल्याणामुन ६ माहिण्यात वापरणे बंधनकारक आहे.

4 NOV 2022

4 NOV 2022



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.

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 31 October 2026

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.

For RELIANCE REALTY

[Signature]
Partners

For RELIANCE REALTY

[Signature]
Partners

ATTESTED BY ME
[Signature]
15/11/2022

MIRZA ZAMEER BAIG
M.A. (Hons.) LL.B.
Advocate High Court &
Notary Govt. Of India
Andheri West, Mumbai-4

