

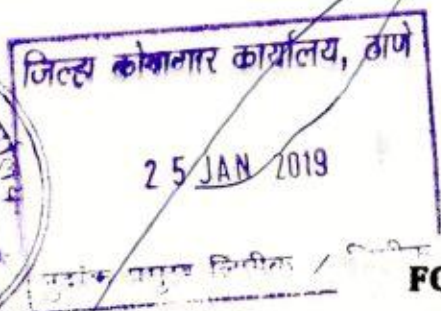


महाराष्ट्र MAHARASHTRA

2018

30 JAN 2019

UM 749613



FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Premji B Patel** Partner Of **M/s. ANA Realty** promoter of the proposed project / duly authorized by the promoter of the proposed project **ZILLION TOWER (PROJECT NAME)**, Addressed at **SECTOR-56, PLOT No.- 33, DRONAGIRI, DISTRICT- RAIGADH, PIN- 400 702.** vide it's/his/their authorization dated **01.01.2019**

I, **Mr. Premji B Patel** Partner of **M/s. ANA Realty** 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 **M/s. ANA Realty** have / has a legal title Report to the land on which the development of the project is proposed 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.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project ; **01.02.2024**

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 realized 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 utilized 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 of any apartment, plot or building, as the case may be.


Deponent

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 4TH on this FEBRUARY day of 2019.

04 FEB 2019


Deponent



ATTESTED BY ME

M. P. SRIVASTAVA
B.A. (Hons.), LL.B., LL.M.
Advocate
NOTARY GREATER MUMBAI

05 FEB 2019
04 FEB 2019

04 FEB 2019