



महाराष्ट्र MAHARASHTRA

2017

RV 316580



Affidavit cum Declaration

श्री. रा. कृ. पोटले

Affidavit cum Declaration of Mr. Bharat Mangaldas Kanakia duly authorized by the promoter of the proposed project, vide their authorization dated 28th July 2017

I, Bharat Mangaldas Kanakia, duly authorized by M/s. Sobhaniye JP Developers, a partnership Firm being the promoter of the proposed project "Riddhi Siddhi Apartments CHS" do hereby solemnly declare, undertake and state as under:

1. That M/s. Sobhaniye JP Developers has a legal title Report to the land on which the development of the proposed project is to be carried out



[Handwritten signature]

AND

a legally valid authentication of title of such land 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 the promoter is 31/12/2021;
4. 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.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 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

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 16th day of August, 2017.

VASANT B. MORE
Advocate & Notary
7, Vijaya Sadan, Flat No. 304,
Above Axis Bank,
Sion West, Mumbai-400022.

BEFORE ME

VASANT B. MORE
Notary Gr. Mumbai



Deponent

REGISTER Sr. No. 7201 2017