



महाराष्ट्र MAHARASHTRA

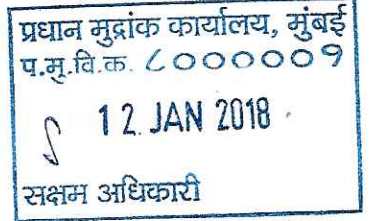
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SZ 566220



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

श्रीमती. एस. वि. मसुरकर

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mohammed Afzal Abdul Gaffar Sopariwala**, Partner and Authorised Person of **PRIME DEVELOPERS AND REALTORS** (PAN No. **AAMFP81550**) a partnership firm bearing registration no. BA-107408 as per the provisions of the Indian Partnership Act, 1932, under the deed of partnership dated July 8, 2011 having its office at Regal Palace, 1st floor, Tata Road No. 1, Opera House, Mumbai – 400004 vide its authorization dated December 20, 2017 hereinafter referred to as “the Firm/the Promoter” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its Partners and their successors and assigns) do hereby solemnly declare, undertake and state as under:

- CE,
1. The Developer/Promoter M/s. Prime Developers & Realtors are entitled to re-develop the building known as "MARWAH RESIDENCY" bearing C.S.No – 2A/1865 of Byculla Division situated at 12, Souter Street, E Ward, Mumbai – 400 008 (hereinafter referred to as the said Property) We enclose hereinafter authenticated copy of the legal title Report (attached herewith) to the land on which the development of the project is done.

AND

a legally valid authentication of title of the abovementioned 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, including dues and litigation.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project shall be December 31, 2023.
4. 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 re-development 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Registration of real estate projects, Registration of real estate agents, rate of interest and disclosures on website) Rules, 2017.
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 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.



For PRIME DEVELOPERS & REALTORS
FOR M/S. PRIME DEVELOPERS & REALTORS

[Signature]

[Signature]

PARTNER

Mohammed Afzal Abdul Gaffar Sopariwala

PARTNER

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 of _____ this day of _____ of 2018

For PRIME DEVELOPERS & REALTORS
FOR M/S. PRIME DEVELOPERS & REALTORS

[Signature]

[Signature]

PARTNER

Mohammed Afzal Abdul Gaffar Sopariwala

PARTNER

Deponent



BEFORE ME

[Signature]

[Signature]

S. M. N. Naqvi
NOTARY
Government of India
Mumbai & Thane Dist.

SR. No.: 936 P. No.: 66
NOTARY Register: 308 Date: 19/07/18

