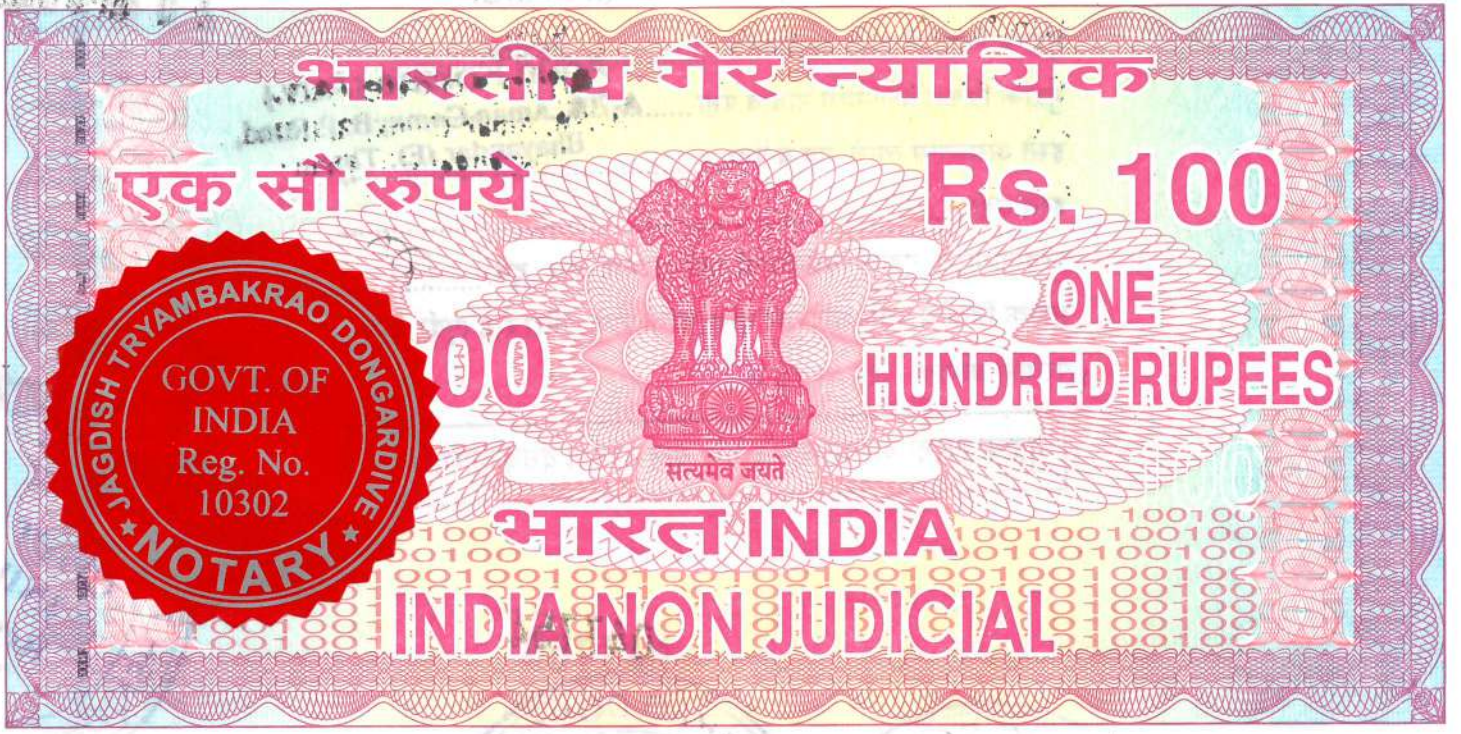




महाराष्ट्र MAHARASHTRA

2021

ZU 964807



FORM "B"

Affidavit-Cum-Declaration

We, (1) Hardik Hasmukh Hirani age 36 yrs. and (2) Vijay Sambhaji Desai age 59 yrs. Adult Indian Inhabitant Citizen Partners of M/s. H&D Projects and the developer of the proposed redevelopment project "Suryadarshan C.H.S. Ltd." vide Development Agreement dated 17th December, 2021 duly registered at Serial No. BRL9-16585-2021 do hereby solemnly declare, undertake and state as under:

For H&D Projects


Partner

जाडपत्र-१ फक्त प्रतिज्ञापत्रसाठी

20 APR 2022

मुद्रांक विक्री नोंदवही अनुक्रमांक दिनांक
मुद्रांक विकत घेणाऱ्यांचे नांव व पत्ता A-708, Aman-Comx, B: P. Road,
हस्ते असल्यास त्यांचे नांव व पत्ता Bhayandar (E), Thane
हस्ते सही
परवानाधारक मुद्रांक विक्रेत्याची सही- (प्रमोद आर. दुबे)
मुद्रांक विक्रीचे पत्ता- आदेश्वर कृपा, शांती पार्क, मीरा रोड (पूर्व), ठाणे.
परवाना क्रमांक - १२०१०४७

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे

20 APR 2022



1. That we are the developers of proposed redevelopment project on over the land bearing C.T.S. No. 2805/A totally admeasuring to about 382.80 Sq. mtrs. and thereabouts at, Village Eksar at Maryland Complex, I C Colony, Borivali (West), Mumbai – 400 103 and has a clear legal Title to the same.

AND

A legally valid authentication of title of such land along with an authenticated copy of the Development Agreement between land owners and promoters for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 30th April, 2024.
4. That Seventy per cent of the amounts realized 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.
8. That we shall take all the pending approvals on time, from the competent authorities.

For H&D Projects


Partner

9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For M/s. H&D Projects


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 Mumbai on this 27th April, 2022.

ATTESTED BY ME




JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT. OF INDIA)
Ganesh Chawl Committee, Kranti Nagar,
Tepadpatti, Akurli Road, Kandivali (East).
Mumbai - 400 101

28 APR 2022