



महाराष्ट्र MAHARASHTRA

2021

ZA 510342



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 Mr. Hitendra K. Shah & Mr. Abhishek P. Tibrewala
partners of M/S. REGENT ASSOCIATES, duly authorized vide its authorization dated
15th day of September, 2021

We Mr. Hitendra K. Shah & Mr. Abhishek P. Tibrewala duly authorized by the
promoter of the ongoing project do hereby solemnly declare, undertake and state
as under:

For REGENT ASSOCIATES

Hitendra K. Shah
Abhishek P. Tibrewala
Partner

24 SEP 2021

दिनांक

दस्त नोंदणी करणार आहे का ? :- होय/नाही

कुशांक शिखर सिंह, आर्य समाज, रायपुर, 26/06/17, 153306106

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2019年12月31日

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सुप्रीम डिस्ट्रिक्ट पाल - जयपुर नगर, काशी एअर, सीरा रोड (पूर्व), ठाणे.

मुद्रांक साठेची देवळासमोर न जोडल्यास तापरचे बंधकारक आहे



24 SEP 2021

431270



1. That the promoters have a legal title to the land on which the development of the ongoing Residential project is 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 said land is free from all encumbrances.
3. That the promoter undertakes to complete the project on or before 31st December 2024.
4. For ongoing project on the date of commencement of the Act;
That seventy per cent of the amounts realised hereinafter by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in accordance with rules.
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 That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in Practice that the withdrawal is in proportion to the percentage of completion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 the 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

For REGENT ASSOCIATES

Handwritten signature
H.S. Shah

Handwritten signature
Patel

8. That the promoter shall take all the pending approvals on time, from the competent authorities.
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, on any grounds.


Mr. Hitendra K. Shah &


Mr. Abhishek P. Tibrewala

Deponent

Place: Mumbai

Date: 12th / October / 2021



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 12th day of Oct 2021


Deponent




ANIL KUMAR OJHA
(B. A. LL.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
Trimurthi Niwas, Inas Wadi,
Near Fish Market, Kharodi Village,
Marve Road, Malad (West), Mumbai-400 095