



महाराष्ट्र

MAHARASHTRA

GOVT. OF INDIA

2017

SF 630832

FORM 'B' [See Rule 3(6)]

Affidavit cum Declaration

श्री. प. ना. चिंचवरे

Affidavit-cum-Declaration of **MR. RAJESH J. CHANDWANI**,
Authorised Signatory of A. Surti Developers Private Limited, for the
proposed project called 'Universal Paradise', duly authorized by the
promoter of the proposed project, vide his authorization dated 10th
July, 2017, do hereby solemnly declare, undertake and state as under:

1. A. Surti Developers Private Limited have a legal title report to the
land on which the development of the proposed project is 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.

Rajesh J. Chandwani

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2. That the project land is free from all encumbrances OR that details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details shall be displayed on the web-page as and whenever occurred.
3. That the time-period, within which the project Universal Paradise (WING "A" & "B") shall be completed by the promoter from the date of registration of project is 31st December, 2018;
4. (i) 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 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, 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5, that I / the promoter shall get the accounts audited within six months after the end of every financial year, by a practicing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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
6. That I/the promoter shall take all the pending approvals on time, from the competent authorities.
7. 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.

Ref

8. That I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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 there from.

Verified by me at Mumbai, on this 24th day of July, 2017.



Deponent

BEFORE ME

R K Singh
24-7-17

SANTOSH KUMAR NISHKA
ADVOCATE HIGH COURT
RAILS

Advocate & Notary Govt. of India
Greater Mumbai & Thane Dist.



No.	2463	17
Sl.	24-7-17	