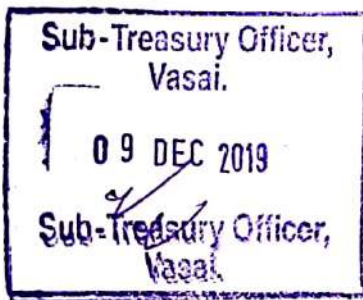




महाराष्ट्र MAHARASHTRA

2019

VK 881677
16 DEC 2019



09/12/19



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Ms. MUNISH GROUP OF COMPANY promoter of the proposed project Known as

QUEENS TOWER Project Situated at Village: Gokhiware, Taluka: Vasai, Dist: Palghar.

I duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under

1. That I Ms. **MUNISH GROUP OF COMPANY** has a legal title to the land on which the development of the project is proposed

For **MUNISH GROUP OF COMPANY**

[Signature]

Proprietor

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 time period within which the project shall be completed by me/promoter is from the date of registration of project :
4. (a) For New Project :

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.

(b) For Ongoing project on the date of commencement of the Act

(i) 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.

OR

(ii) That entire of the amounts to be realized 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 schedule bank to cover the cost of the construction and the land cost 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project in accordance with Rule 5.
6. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / 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.

Deponent

For Ms. MUNISH GROUP OF COMPANY
For MUNISH GROUP OF COMPANY

VERIFICATEION

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 _____ on this _____ day of _____.

Deponent

For Ms. MUNISH GROUP OF COMPANY



For MUNISH GROUP OF COMPANY
[Signature]
(Authorized Signatory)
Proprietor

BEFORE ME
ATTESTED

[Signature]
06/01/2022
RAJESH D. KHOBRAGADE
NOTARY (GOVT. OF MAHARASHTRA)
VASAI DIST. PALGHAR