



ZS 904768

प्रधान मुद्रांक कार्यालय, मुंबई
प.सु.वि.क्र. ८००००९५
15 MAR 2022
सक्षम अधिकारी



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

श्री. दि. क. गवई

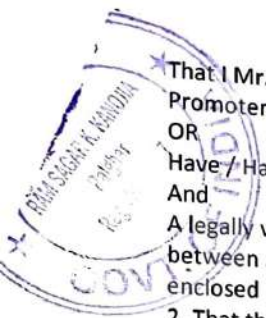
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. CHIRAG ASHOK SHAH. Partner of M/s Key Tech Authorise Signatory / Promoter / Co-promoter of the proposed project / duly authorized by the Promoter / Co-Promoter of the proposed project ON Plot bearing cts no 857 /B1, village mulund east, mulund Mumbai -400081 vide its/his/their authorization Dated 18/10/21

I, Mr. CHIRAG ASHOK SHAH. Partner of M/s Key Tech Authorise Signatory Signatory Promoter / Co- Promoter of the proposed project / duly authorized by the Promoter / Co-Promoter of the proposed project do hereby solemnly declare, undertake and state as under

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[Signature]



That I Mr. CHIRAG ASHOK SHAH. Partner of M/s Key Tech Authorise Signatory / Promoter / Co-Promoter have / has a legal title Report to the land on which the development of the project is proposed

OR
Have / Has a legal title Report to the land on which development of the proposed 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 / Co-Promoter for development of the real estate project is enclosed herewith

2. That the Said land is free from all encumbrances

OR
That detail of encumbrances including dues and litigation details of any right, title, interest or name of any party is or over such land, along with details

3. That the time period within which the project shall be completed by me / Promoter / Co-Promoter from the date of registration 31st December 2025

4. (a) For New Projects

(i) That seventy percent of the amount realized by me / promoter / co-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 amount to be realized hereinafter by me / promoter / Co-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 / Co-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

6. That I / the promoter / Co-Promoter shall get the account audited within six months after the end of every financial year by a practicing Chartered Accountant and shall produce a statement of account duly certified and signed by such practicing Chartered Accountant, And it shall be verified during the audit that the amount collected for a particular have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project

7. That I / the promoter / Co-promoter shall take all the pending approvals on time from the competent authorities

8. That I / the promoter / Co-promoter shall inform the Authority regarding all the changes that the 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 I / the promoter / Co-promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act

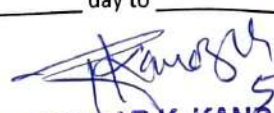
10. That I / the promoter / Co-Promoter shall not discriminate against any allottees at the time of allotment



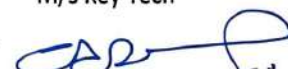
Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed be me thereform.

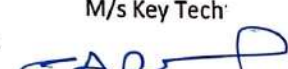
Verified be me at Mumbai on the _____ day to _____ 2022


RAM SAGAR K. KANOJIA
(B.A.L.L.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
Reg. No. 15187

M/s Key Tech


CHIRAG ASHOK SHAH
(Partner)
Deponent

M/s Key Tech


CHIRAG ASHOK SHAH
(Partner)
Deponent