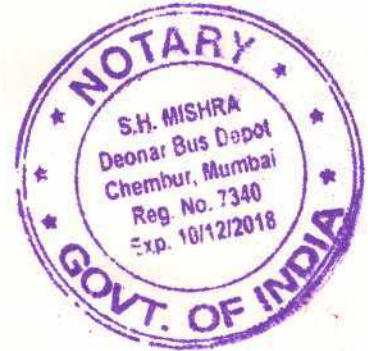




महाराष्ट्र MAHARASHTRA

2017

SV 807343



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. Sunil T. Kukreja , Director of Sonu Realtore Private Ltd. promoter of the proposed project ;

I, **Mr. Sunil T. Kukreja, Director of Sonu Realtors Private Ltd.** promoter of the proposed project **KUKREJA ESTATE , Chembur** do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed

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 project land is free from all encumbrances.

3. That the time period within which the **Entire** project shall be completed by me/promoter **within sixty one months** from the date of registration of project i.e. by **30/04/2022**; The Phasewise / Wingwise completion of the project will be as follows :

Rehab Building

Phase I - Stilt + 13 floors of A Wing

by 31st December 2018

Phase II - Stilt + 13 floors of B Wing

by 31st December 2019

Sale Building

Phase I - Stilt + 13 flrs - Wing C - by 30th April 2021

Phase II - Stilt + 13 flrs - Wing D- by 30th April 2022

4. (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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. 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.

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

8. 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.

9. That I / the 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 shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For Sonu Realtors Private Ltd.

Mr. Sunil T. Kukreja, Director
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 on this ___ day of January, 2018.

For Sonu Realtors Private Ltd.

Mr. Sunil T. Kukreja, Director
Deponent



BEFORE ME

ADV. S. H. MISHRA
NOTARY (Govt. of India)
Sri Gansh Mandir, room No. 1,
S. T. Road, Deonar Depot,
Mumbai -88. Mob.: 9969471888