



महाराष्ट्र MAHARASHTRA

2019

AU 404034



प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क्र. ८०००००३
- 1 JAN 2020
सक्षम अधिकारी

श्री. दि. ल. गवत

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

I, Suketu R. Shah, age 48 years, Occupation: Business, having office address at 12th Floor, Krushal Commercial Complex, Above Shoppers Stop, G. M. Road, Chembur West, Mumbai- 400 089, the Director of Man Realtors and Holdings Pvt. Ltd. (hereinafter referred to as the "Company") do hereby solemnly declare, undertake and state as under:

1. I say that Maharashtra Housing and Development Authority (hereinafter referred to as "MHADA") is the owner of land admeasuring 13,458.13 sq. mtrs. bearing survey no. 236 A (Part) and C.T.S. No. 194 A, Village No. 102 & Zone No. 485 of the Pant Nagar Part B layout of MHADA and located and having address at Pant Nagar, Ghatkopar, [East] Mumbai 400 075 and Ghatkopar Avenue Co-operative Housing Societies Association Limited (comprising of 14 societies being Building Nos. 159 to 172) is well and sufficiently entitled to leasehold rights in respect of aforesaid land.

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2. The Promoter has acquired Development Rights of the said Land by executing and registering separate Development Agreement(s)/Supplemental Development Agreement(s) with aforesaid Societies. I have enclosed a title certificates along with copy of Index II of said Agreements; as a part of online application for registration of Project;
3. Subject to approvals from the concerned authorities, we are proposing to construct a new buildings on part of the said Land proposed to be known as "Ghatkopar Avenue" (hereinafter referred to as "**the New Building(s)**") comprising of 4 sale buildings with 3 basements, Ground + Stilt level (with shop line at ground/stilt level) and 16 upper residential floors and 5 rehab buildings with 3 basements, Ground + Stilt level and 17 upper residential floors.
4. That the Project Land is free from all encumbrances;
5. That the time period within which the project shall be completed by promoter is 31st March, 2024;
6. I declare and state that 70% of the amounts to be realised hereinafter by 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;
7. I declare and state that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
8. I say and declare that 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;
9. I say and declare that the promoter shall take all the pending approvals on time, from the competent authorities.
10. I say and declare that 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.
11. I say and declare that the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
12. I say and declare 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.

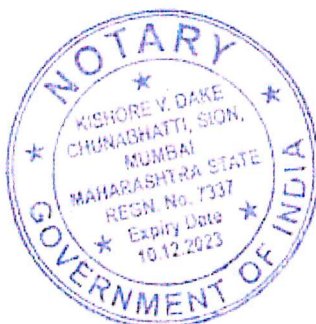

Deponent

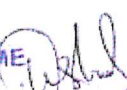
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

11 FEB 2020

Verified by me at **Mumbai** on this _____ day of _____



BEFORE ME

K V DAKE B.Com. LL.B.,
NOTARY GOVT. OF INDIA
Associate High Court, Mumbai
Janta Market, Shop No. 35,
Near Chembur Rly. Station, Chembur
Mumbai - 400 071 Mob: 9869151111




Deponent