



महाराष्ट्र MAHARASHTRA

2021

04 FEB 2022 ZP 777394

जिल्हा कोषागार कार्यालय, ठाणे
31 JAN 2022
मुद्रांक प्रमुख लिपिक / लिप



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

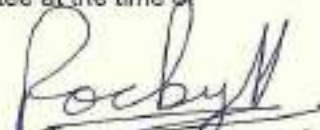
I, Shri. Rocky R. Khushalani AGE ____ YEARS, residing at 1201, Kritika Tower, Sion Trombay Road, Near R.K. Studio, Chembur-400071 the designated partner of M/s Adityaraj Realty do hereby solemnly declare, undertake and state as under:

1. I say that Maharashtra Housing And Development Authority (hereinafter referred to as "MHADA") is the owner of land: Pant Nagar Shivneri C.H.S Ltd being Building No. 10 (hereinafter referred to as "the society") was well and sufficiently entitled to leasehold rights of all that piece or parcel of land admeasuring 818.80 m or thereabouts,

All bearing CTS No 5681 (Part), situated dilapidated Bldg. No. 10 known as "Pant Nagar Shivneri Chs Ltd" of village Ghatkopar at Pant Nagar, Ghatkopar (E), Mumbai 400 075.

Rocky R. Khushalani

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2. The promoter has acquired Development Right of the said land by executing and registering Development Agreement for Redevelopment with aforesaid society. I have enclosed a title Clearance certificate along with copy of Development Agreement for Redevelopment as a part of Online application for registration of Project.
 3. The total area of the land is 818.80 sq. mtrs. as per Demarcation and NOC issued by Concerned Authority of MHADA.
 4. Subject to approvals from the Concerned Authority of MHADA, we are proposing to construct one building on the said property collectively to be known as " Pant Nagar Shivneri Chs Ltd " (hereinafter referred to as "the building") upto 19 residential floors buildings.
 5. That the project land is free from all encumbrances.
 6. That the time period within which the project shall be completed by promoter is 3 years 6 Months i.e., 31 December 2025.
 7. I declare and state that 70% of the amounts to be realized hereinafter by promoter for the real state 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.
 8. 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 Agent, Rates of Interest and Disclosures on Website) Rule 2017
 9. I say and declare that the promoter shall get the accounts audited within six months after the end of every financial year by 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
 10. I say and declare that the promoter shall take all the pending approvals on time, from the competent authorities.
 11. 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.
 12. 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.
 13. I say and declare that the promoter shall not discriminate against any allottee at the time of allotment to any apartment. Plot or building, as the case may be.


Deponent

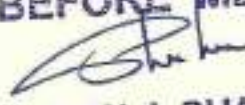
Verification

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

Verification by me at Mumbai on this _____ Day of _____



BEFORE ME


SHAHEEN J. SHAIKH
NOTARY GOVT. OF INDIA
Regd. No: 11117
3/14, Sai Prasad Shopping Centre Below,
Vikhroli Court, Kankarnagar Nagar No. 2,
Vikhroli (East), Mumbai - 400 083.

NOTED & REGISTERED No. 97	
Sr. No. 133	Page No. 56
Date 26/5/22	

26 MAY 2022