

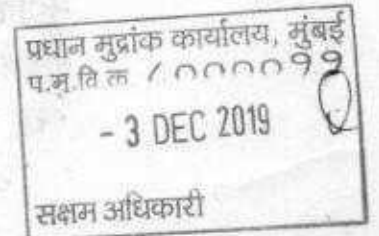
675/2019



VY 032258



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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

श्री. सी. टी. आंबेकर

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Shyam G. Raheja, the Designated partner of S RAHEJA SAPPHIRE RESIDENCY LLP, a Limited Liability Partnership firm incorporated under the provisions of Limited Liability Partnership Act 2008, having its office at Raheja's, Plot No. 61, S.V. Road, Khar (West), Mumbai 400 052, the partner of the promoter of the proposed project known as "Z-16", situated on the Final Plot no. 87-88 of TPS III, CTS no. F/463, admeasuring 585.30 sq.mtrs., at 16th Road, Bandra - west, Mumbai - 400050.

Shyam G. Raheja



I, Mr. Shyam G. Raheja, the Designated partner of S. Raheja Sapphire Residency LLP, the promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

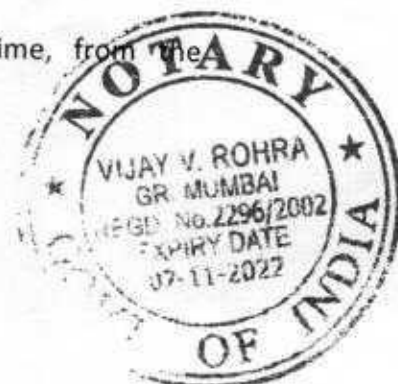
1. That **MR. RAJU HARJI GILANI, MR. AMIN SUNDERJI GILANI, MR. MUSTAFA SUNDERJI GILANI, MR. AZIM SUNDERJI GILANI, AND MRS. KHATIJA HARAKHJI GILANI** have a legal title to the land on which the development of the proposed project is to be carried out. And a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project is enclosed herewith.
2. That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

Litigation details are as under :-

Project Name	Court Name	Case Number	Case Type	Preventive/Injunction/Interim Order is Passed?	Petition Name	Year	Present Status
Z-16	Bombay High Court	46	Civil	Yes/NO	Declaratory Suit	2016	Pending

3. That the time period within which the project shall be completed by the promoter is 31st December, 2023 *Q*
4. That seventy per cent of the amounts realised 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.
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.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.

Shyam G. Raheja



9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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, on any grounds.

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Shyam S. Raheja

S Raheja Sapphire Residency LLP

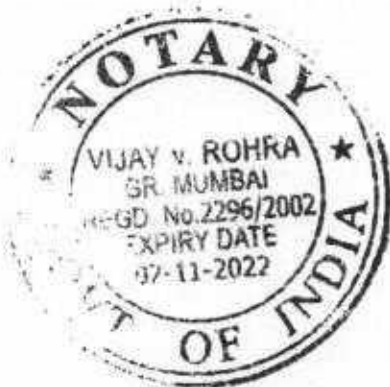
Designated of the Promoter
Deponent

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 Mumbai
on this 20th day of December, 2019

mahej
Deponent



BEFORE ME

[Signature]
20/12/2019

VIJAY V. ROHRA
NOTARY PUBLIC
GREATER MUMBAI-(MAH)
GOVT. OF INDIA
(INDIA)

VIJAY V. ROHRA
ADVOCATE & NOTARY PUBLIC
18, PINKY PLAZA GROUND FLOOR,
CORNER OF 2nd & 5th ROAD,
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