



महाराष्ट्र MAHARASHTRA

2021

ZS 249730



FORM - 'B'

[See rule 3(4)]

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 **Sunny Developers** Promoter of the proposed project through the Authorized Signatory **Mr. Sunny Dhansukhlal Shah** situated at Plot No. 4 & 5 bearing C.T.S. No. 584, 584/1 to 6 and 585, 585/1 to 6 of village Nahur at Goshala road, Mumbai 400080

I, **Mr. Sunny Dhansukhlal Shah** Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the subject land is owned by Meera Shyam Co-Operative Hsg. Soc. and we are deriving development rights on the subject land in view of Development Agreement dated 25th March 2019 as per directives of Sec 79A of Maharashtra Co-Operative Housing Societies Act. We have a valid title to redevelop the said land in accordance with the permission received from Municipal Corporation of Greater Mumbai.



Sunny



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is on or before 31.12.2024
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time from the competent authorities.
9. That the promoter have / 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.


Deponent
SUNNY SHAH.

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this **31 DEC 2021** day of.....




Deponent

31 DEC 2021

BEFORE ME


DODHA D. AHIRE
ADVOCATE & NOTARY
D-27, Nav-Yashodhara Soc.,
Bhandup Village (E), Mumbai - 400 042