



भारतीय गैर न्यायिक

रुपये

Rs

100

HUND



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

MAHARASHTRA

2017

SD 026861



Affidavit Cum Declaration

श्री. म. ना. चिंचघरे

Affidavit cum Declaration of Mr. Rajendra Rajan, the partner of M/s. Punit Construction Co., the Promoter of the proposed project known as " Prince Tower ", at 'C.S. No. 40(pt), 42(pt) & 91 (pt), of Dharavi Division, G/N ward at Muslim Nagar, 90 Feet Road, Dharavi, Mumbai 400 017.

I, as the partner of the abovesaid Promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That the Promoter has a legal title to the development rights upon the lands upon which the abovesaid project is proposed and a legally valid authentication of title of such lands along with an authenticated copy of the agreement between Co-Operative Society and Promoter for development of the real estate project are enclosed herewith.

001877

13 JUL 2017

जोडा - 4 Annexure

• पोटोड्राफ्ट/समाप्त: Only for All

मुद्रांक दिवस: वेदांगले मज

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PUNIT CONSTRUCTION CO.
322, The Summit
Andheri Kurla Road,
Near W.E.H. Metro Station
Andheri (East), Mumbai - 400 093

13 JUL 2017

NOTARY
CHARAN SINGH
Maharashtra
Regd. No. 10418
Expiry Date
25/10/2018
GOVT. OF INDIA

NOT
CHARAN
MANSI
Exp. 25/10/2018
GOVT.

2. That the title in respect of the development rights in respect of the lands upon which the project is to be carried out is clear and marketable and free from all encumbrances.
3. That the period within which the project shall be completed by the Promoter is December 2020.
4. That 70% (seventy) percent of the amounts realized by the Promoter for the abovesaid real estate project from the allottees, from time to time, shall be deposited in a separate bank account to be maintained in a scheduled bank to cover the cost of construction, including the amounts incurred in respect of the land shall be used only for such purpose.
5. That the amounts from the separate bank account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate bank account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice and further that such withdrawal shall be in proportion to the percentage of completion of the project.
7. That the Promoter shall get the accounts audited within 6 (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 withdrawals have 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.
9. That Promoter has furnished such other document as have been prescribed by the rules and regulations made under the Maha RERA Act.
- 11 That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.

Mumbai, this ____ day of July 2017.

For M/s. Punit Construction Co.

Identified By Me



BEFORE ME

