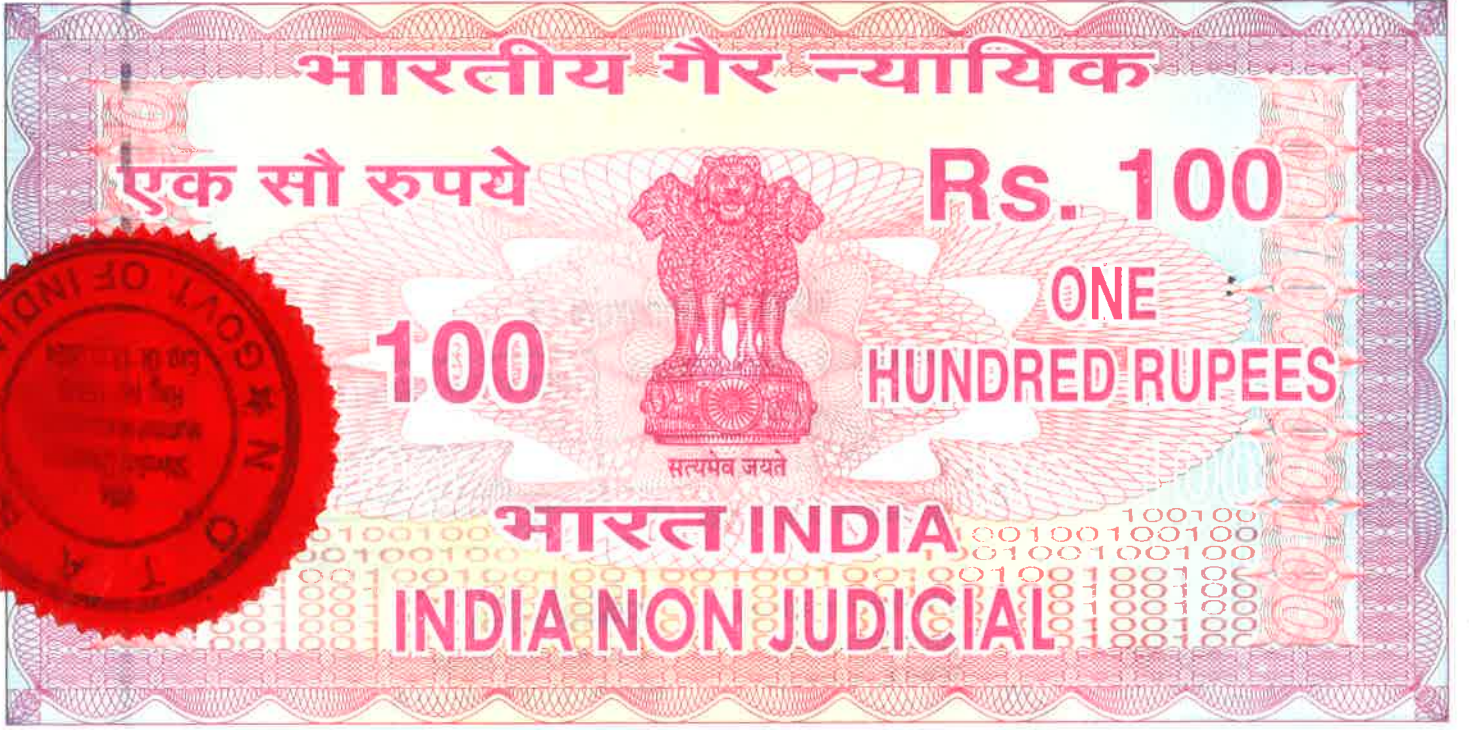




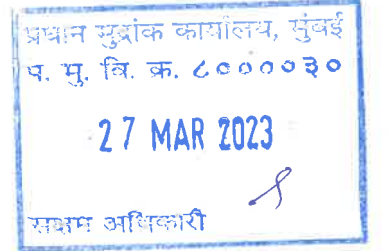
महाराष्ट्र MAHARASHTRA

2022

48AA 540223



Affidavit cum Declaration



Affidavit cum Declaration of Mr. Vivek Kamalchand Kothari, duly authorized by the promoter of the proposed project Crest Oaks, vide their authorization dated 30th May, 2023 ;

I, Vivek Kamalchand Kothari, duly authorized by M/s. Hill View Developers having its office at 522, Commerce House, 140, N.M.Road, Fort, Mumbai-400 023 the promoter of the proposed project Crest Oaks to be developed at **C. T. S. No. 150** of village **Marol**, Taluka Andheri, District Mumbai Suburban under **K/(E) ward** of Municipal Corporation of Greater Mumbai do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land on which the development of the project is proposed.

AND

a legally valid authentication of title of such land is enclosed herewith.

2. That the project land is free from all encumbrances.



जोडपत्र - १ Annexure - 1

रक्त प्रतिज्ञासाठी / Only For Affidavit

HILL VIEW DEVELOPERS
522, COMMERCE HOUSE, 140,
N. M. ROAD, FORT
MUMBAI - 400023.

मुद्रांक विकत घेणा-याचे नाव :

मुद्रांक विकत घेणा-याचे रहिवासी पत्ता :

मुद्रांक विक्रीबाबतची नांद वही अनु क्रमांक :

दिनांक :

स्वादी सुनिल शिर्के

मुद्रांक विकत घेणा-याचे सही

मुद्रांक विक्रीचे ठिकाण/पत्ता :

परवाना क्र.: ८००००३०

नगर दिवानी व सार न्यायालय, चक्री सचिवालय इमारत, काळा घोड
पहिला मजला, मुंबई निवासीदफ्तार, मुंबई - ४०० ०३२.

प्रसासक/कार्यालयीन / न्यायालयीन प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक

कागदारी आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४ अनुसार)

ज्या कारणासाठी मुद्रांक खरेदी करणे त्याच कारणासाठी मुद्रांक खरेदी
करण्यापेक्षा अधिक मूल्य जापने वेचनकारक आहे.

31 MAY 2023



3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is 4 Years & 7 months i.e., on or before 31/12/2027.
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 shall be withdrawn in accordance with Rule 5.
6. 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. 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.
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.


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 on this day 31st of May 2023.

BEFORE ME


Adv. Shivaji N. Dhanage
Notary Govt Of India
Regd. No. 15376 MUMBAI (MS)
404-405, 4th Floor, Daver House,
107/109, Near Central Camera Bldg
D.N. Road, Fort, Mumbai - 400001


Deponent

21 AUG 2023

