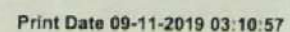




Department ID : Mobile No. : 7506362756
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टॅक्स ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवावयाच्या दस्तासाठी लागू नाही.



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

Affidavit cum Declaration of **Mr. Domnic Savio Romell**, Director of **M/s. Romell Real Estate Pvt. Ltd.**, promoter of the project duly authorized vides its authorization/board resolution dated 09-11-2019.

I **Mr. Domnic Savio Romell** duly authorized by the promoter of the project 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 along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31-12-2022.

4. For ongoing project on the date of commencement of the Act:

That seventy per cent of the amounts to be realized hereinafter 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate(Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.



That 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.

7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. The promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of the section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. The promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.

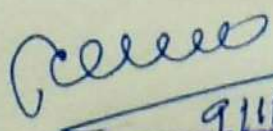


Deponent

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 Mumbai on 09/11/2019.



9/11/2019
S. B. MUSTANI
ADVOCATE & NOTARY
GOVT. OF INDIA
No. B/4, Sai Dham Hsg. Soc.,
Tilak Nagar, Sakinaka,
Mumbai - 400 072.



Deponent