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प्रमाणित दिनांक 27 MAY 2019
प्रमाणित अधिकारी
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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

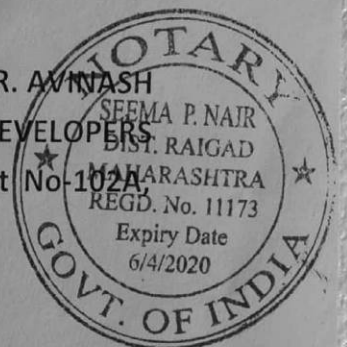
Affidavit cum Declaration

Affidavit cum Declaration of 1. MR. SUVEER NARAYAN GHARAT 2. MR. AVINASH DAMODAR NAIK Partners of M/S SAI HOMES BUILDERS AND DEVELOPERS Carrying Out Real Estate Project "SAI SWAROOP" Situated On Plot No. 102A Sector - R2, Pushpak (New), Navi Mumbai 410206.

Dated: 11/06/2019

[Signature]

[Signature]



We, 1. MR. SUVEER NARAYAN GHARAT 2. MR. AVINASH DAMODAR NAIK, the Promoters/Developers of the Project at on Plot No-102A, Sector – R2, Pushpak (New), Navi Mumbai 410206 known as "SAI SWAROOP" do here by solemnly declare, undertake and state as under:

1. That We the Promoter/Developers have a legal title Report to the land on which the Development of the project is going.

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such Owner and Promoter/Developer for development of the real estate project is enclosed herewith.

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

OR

That details of encumbrances _ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by us/promoter from the date of registration of project; up to 1ST June, 2022.

4. (a) For new projects :

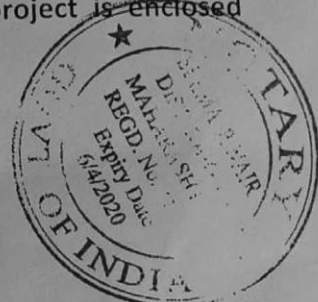
That seventy per cent of the amounts realized by us Promoters/Developers for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose. - NA

(b) For ongoing project on the date of commencement of the Act – NA

(i) That seventy per cent of the amounts to be realized hereinafter by us Promoters/Developers 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.

OR

(ii) That entire of the amounts to be realized here in after by us Promoters/Developers for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a



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scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the Estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That We the Promoters/Developers 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That We the Promoters/Developers shall take all the pending approvals on time, from the competent authorities.

8. That We the Promoters/Developers 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.

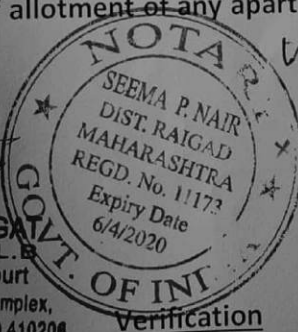
9. That We the Promoters/Developers have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That We the Promoters/Developers shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Identified by me

Adv. MAHESH G. BHAGAT

Advocate Bombay High Court
No. 22, Plot No. 51, Kalptaru Complex,
Chanda Colony, New Panvel (W) 410208



Verification

Deponent

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Kamothe on this 19 day of June 19.

ATTESTED BY ME

SEEMA P. NAIR

B.A., LL.B.
ADVOCATE HIGH COURT
NOTARY (Govt. of India)
Shop No. 13, Channel Corner Building,
Ground Floor, Plot No. 06, Sector - 16
Kamothe, Navi Mumbai,
Dist. Raigad, Panvel, - 410 209.
Regn. No. 11173

Deponent

11.9 JUN 2019