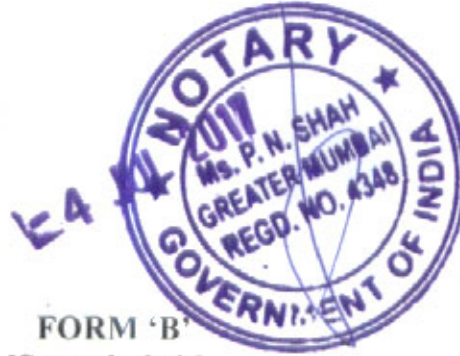




महाराष्ट्र MAHARASHTRA

2017

SE 701488



FORM 'B'
[See rule 3(6)]



श्री. सु. का. पाटील

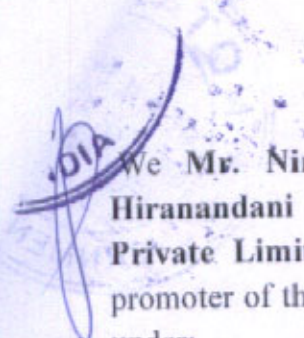
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED
BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Niranjana Hiranandani, Mr Surendra Hiranandani, Mrs.Kamal Hiranandani and Mrs. Alka Hiranandani, Directors of M/s Roma Builders Private Limited promoter of the proposed project known as 'Solitaire B wing/ building on the PLOT/ LAND Survey/Hissa No. 117/1, 116/2(Pt) of Village- Kavesar, Ghodbunder Road, Thane, vide their authorization dated _____

✓



 We Mr. Niranjan Hiranandani, Mr Surendra Hiranandani, Mrs.Kamal Hiranandani and Mrs. Alka Hiranandani Directors of M/s Roma Builders Private Limited promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. We have a legal title Report to the land on which the development of the proposed project is to be carried out 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 and the proposed building is yet to be mortgaged and **RERA ACCOUNT IS MAINTAINED WITH ORIENTAL BANK OF COMMERCE, GALLERIA MALL HIRANANDANI BUSINESS PARK POWAI MUMBAI - 400 0076. AND RERA BEARING ACCOUNT NO. 06321132000348.**

The details of Encumbrances and litigations are as under :

- We have applied for the construction finance to construct the proposed aforesaid buildings / projects from the Banks/ FIs.
- Litigation details are as under :

SR. NO.	PROJECT NAME	NAME OF THE COURT	TYPE OF CASE	PETITION	CASE NUMBER	YEAR	WHETHER ANY PREVENTIVE/ INJUNCTION/ INTERIM ORDER IS PASSED YES/NO	PRESENT S STATUS
1	Solitaire B	Civil Judge (Senior Division) Thane at Thane	Special Civil Suit	Suit	356	2007	No	Pending



		Civil Judge (Senior Division) Thane at Thane	Special Civil Suit	Suit	775	2009	No	Pending
		Civil Judge (Senior Division) Thane at Thane	Regular Civil Suit	Suit	715	2013	No	Pending
		Civil Judge (Senior Division) Thane at Thane	Special Civil Suit	Suit	305	2010	No	Pending
		Civil Judge (Senior Division) Thane at Thane	Special Civil Suit	Suit	80	2015		Pending

3. That the time period within which the project shall be completed by promoter from the date of registration of project; i.e. **31st December, 2023.**

4. (a) ~~For new projects:~~

~~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.~~

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

(i) That seventy per cent of the amounts to be realized hereinafter 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.

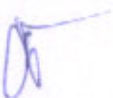
At



OR

~~(ii) That entire of the amounts to be realised hereinafter 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, 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 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 utilized 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 have 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.





OF INDIA

Deponent

For ROMA BUILDERS PVT. LTD.


Director / Authorised Signatory

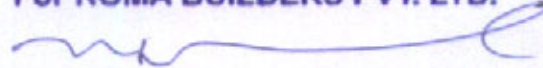
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Mumbai on this 4 day of JUL, 2017

Deponent

For ROMA BUILDERS PVT. LTD.


Director / Authorised Signatory

BEFORE ME



6/7/17
Ms. PRACHI N. SHAH
ADVOCATE & NOTARY
28, Kumar Co-op. Hsg. Soc.
Station Road, Vikhroli (W),
Mumbai- 400 079.
Mob.: 9324087166

4 JUL 2017

NOTED & REGISTERED

Sr. No. 72/57 Page No. 4
Date 6/7/17