

Thane Bharat Sahakari Bank Ltd. Main Branch, Naupada, Thane.

D-5/STPI(V)/C.R. 1005/1/04/1905-0 7/04



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Rs.0000100/-PB5151

INDIA STAMP DUTY MAHARASHTRA

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 Mrs. Kamal Hiranandani, Mrs Alka Hiranandani, Mrs. Asha Bhatia and Mr. Arun Shetty Directors of M/s HGP Community Private Limited promoters of the proposed project known as 'Atlantis A & B WING / BUILDING NO.1 ON THE PLOT/ LAND CTS No. 16A (Pt.) of Village-Powai, in Sector V, Hiranandani Gardens, Powai, Mumbai – 400 076, vide their authorization dated

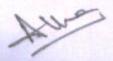
Affidavit cum Declaration of Mrs. Kamal Hiranandani, Mrs Alka Hiranandani, Mrs. Asha Bhatia and Mr. Arun Shetty Directors of M/s HGP Community Private Limited promoters of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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.

That the project land and the proposed building is mortgaged with ORIENTAL BANK OF COMMERCE, Large Corporate Branch, 14<sup>th</sup> Floor, Maker Tower, 'F' Wing, Cuffe Parade, Mumbai., in the name of HGP COMMUNITY PRIVATE LIMITED ACCOUNT ATLANTIS A AND B WING RERA ACCOUNT bearing no. 09021132000093.



19 JUN 2017





The details of Encumbrances and litigations are as under:

- We have availed the construction finance to construct the proposed building from ORIENTAL BANK OF COMMERCE.
- No Litigation. The construction of the said building is as per the Orders dated 22nd February 2012 passed by the Hon'ble Bombay High Court in PIL Nos. 131 of 2008, 91 of 2008 & 21 of 2010 for 40 & 80 sq.mtrs apartment.
- That the time period within which the project shall be completed by promoter from the date of registration of project; i.e. 31st December, 2019.



## (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 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.

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.
- 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 practic ing 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.
- 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.
- That the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

N 2017 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

For HGP COMMUNITY 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 therefrom.

Verified by me at Mumbai on this 19 day of Jew 2017.

1 9 JUN 2017

Deponent

For HGP COMMUNITY PVT. LTD.

Director / Authorised Signatory

418/214, 2nd Floor, A-Wing. Tagore Nagar, Vikhroli (E). MUMBAI-400 083.