



महाराष्ट्र MAHARASHTRA

2017

SE 520579



२७/७/२०१७



FORM 'B' [See rule 3(4)]

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. Deepak U. Gandhi, Mr. Nalin H. Thakkar, Mr. Yatin H. Thakkar & M/s Matrix Water Management Pvt. Ltd.; Partners of SUYOG DEVELOPERS, the Promoter of the proposed project "Jeevan Anand" on the plot bearing CTS No. 31/A, 31/B (pt), 33(pt) at Utkarsh Nagar, Tembhipada Road, Bhandup West, Mumbai, 400 078, vide its authorization dated 29.07.2017.

I, Mr. Deepak U. Gandhi, Partner of SUYOG DEVELOPERS the proposed project / duly authorized by the Promoters of the proposed project do hereby solemnly declare undertake and state as under:

Deepak U. Gandhi



1. That we/ Promoters have/has a legal title 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 Owner/Society and Promoter for the development of the real estate project is enclosed herewith.
2. That we/ Promoters shall take loan facilities from any Bank or Financial Institution & create a charge on development rights of the project land for the said facilities & no litigation is pending related to any rights, title, and interest in the project.
3. That we/Promoters undertake to complete the project on or before 31st December, 2020.
4. That 70% of the amounts to be realized hereinafter by us/Promoters for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in the 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 That the amounts from the separate account shall be withdrawn in accordance with rule number 5 of Maharashtra Real Estate (Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate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, 2017.
6. That we/ Promoters shall get the accounts audited within 6 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 of the percentage of completion of the project.
7. That we/ Promoters shall take all the pending approvals on time from the competent authorities.
8. That we/ Promoters 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 7 days of the said changes occurring.
9. That we/ Promoters have/ has furnished such other documents as have been prescribed by the rules and regulations made under the act.
10. That we/ Promoters shall not discriminate against any Allottee at the time of allotment of any apartment, plot or building as the case maybe.

Deponent

(Deepak U. Gandhi)



VERIFICATION

The contents of our above affidavit cum declaration are true and correct and nothing material has been concealed by there from.

Verified by me at on this day of 29th July 2017

BEFORE ME;

HARKISHIN B. SHARMA
ADVOCATE & NOTARY

1, OJAS BLDG., GROUND FLOOR,
NEAR RATION OFFICE, S. N. ROAD,
MULUND (W), MUMBAI- 400 060.

Deponent

(Deepak U. Gandhi)

NOTED & REGISTERED
Sr. No. 4122/2017

29 JUL 2017