



मध्य प्रदेश MADHYA PRADESH

AG 840564

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 M/S Sterling Balajee Builders Promoter of the proposed project Green Meadows Phase II EWS Block

We, Sterling Balajee Builders, through its partner i) Sameer Sabherwal, resident of Bhopal, Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, Promoter have a legal title to the land on which the development of the project is proposed, have a legal title to the land on which the development of the proposed project is to be carried out.
2. That, they said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter is 31/12/2020.
4. That, seventy per cent of the amounts realized 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.

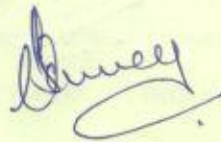
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. 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.

8. That, promoter shall take all the pending approvals on time from the competent authorities.

9. That, promoter have furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.

10. That, promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

11. That the instant project for which this Affidavit Cum Declaration is being filed, is a part of the Lay Out Approval granted vide NoLP34/Section 16 dated 06/09/2010, by the Directorate of Town & Country Planning/SDO with respect to a total 4 Acres of land. In accordance with the provisions of the M.P. Town & Country Planning Act 1973 & the M.P. Bhumi Vikas Rules framed there under, the said Lay Out is applicable and valid in its perpetuity till the completion of the entire development as approved vide the said Lay Out. As per the existing Laws prevalent in the State of M.P. with respect to development of land and colonization, prior to the enforcement of the Real Estate (Regulation & Development) Act 2016, a builder/promoter was not required to declare the Date/Time Period of completion of, the entire "Project", however commitments were made to individual allottees with respect to completion of their respective apartments/units. Further under the existing State Laws, there is no provision for granting a granting of Completion Certificate, with respect to the entire "Project". The existing laws in the State provide for grant of Completion Certificate with respect to the external & internal development works under the M.P. Nagar Palika (Registration of Colonisers, Terms & Conditions) Rules 1998 and Completion Certificate for each individual Apartment (Building) under the Municipal Laws. As per the existing State Laws, Building Permissions were granted and obtained in parts, from the concerned local body i.e the Municipal Corporation/Municipality/Nagar Panchayat/Gram Panchayat and the development work was also carried out in parts, till its completion and till the continuity of the Building Permissions and their respective renewals, if any. I declare that with respect to the aforesaid Lay Out Approval also, the Promoter has obtained Building Permissions in parts. The First Phase of the project is complete in accordance with the Building Permissions granted to the Promoter and Completion Certificates under the existing laws have also been obtained/applied for, by the Promoter, prior

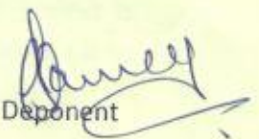


to 01/05/2017. The completed First Phase has been distinctively and separately marked in the Lay Out Approval, to which the provisions of Real Estate (Regulation & Development) Act 2016 do not apply.

12. I declare that at present, at the commencement of the Real Estate (Regulation & Development) Act 2016, the development of Phase II EWS Block of the Project, is being undertaken by the Promoter, regarding which the Promoter has applied for Registration with the Hon' ble Authority, as a Separate Phase, as provided through the Explanation attached to Section 3 of the Act. The Phase II has also been distinctively and separately marked in the Lay Out Approval. This Affidavit Cum Declaration is also being produced with respect to the said Phase II EWS Block and the time period mentioned in Clause 3 hereinabove, also relates to the completion of Phase II EWS Block only.

13. I declare that since as per the existing State Laws, no Date/Time Period of Completion of "Project" was required to be declared, therefore with respect to the Phase II of the Project also, regarding which Registration has been applied and this Affidavit Cum Declaration is being filed, no Date/Time Period of Completion as declared by the Promoter. Therefore so far as the stand alone Phase II EWS Block Project is concerned, there is no Delay in the "Completion of the Project". It has therefore been mentioned in the online Application Form for the Registration of Phase II EWS Block, in the relevant columns/spaces, that "No Date Of Completion of Project was declared as per the Existing Laws" and that "There is No Delay In The Completion of the Project", which is completely in accordance with the existing State Laws and the actual facts. There might be a slight variation in the date of completion of apartment/unit intimated to the Allottees in some cases, but the same could be declared in the Application form, since there is no such provision/column/space, in the online Application Form.

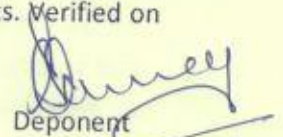
14. I declare that with respect to the remaining area of the Lay Out Approval, the Promoter intends to obtain Building Permissions in future and intends to get them registered as further stand alone Phase/Phases of the project, as and when the such Building Permissions are obtained by the Promoter, in accordance with the provisions of the Explanation attached to Section 3 of the Act. Upon registration of such further Phase/Phases of the Project, the Promoter shall declare the Commencement Date & Time Period for Completion of such distinctive stand alone Phase.


Deponent

Verification

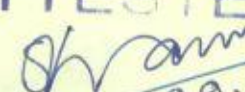
I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified on this twenty eighth day of July, 2017.

Sameer Sabherwal


Deponent


IDENTIFIED BY ME
NAME *Sameer Sabherwal*
ADD *111, Sheela Park, B.N.L.*
SIGN 

ATTESTED


29.07.17
SANDEEP KUMAR THAKUR
NOTARY
BHOPAL (M. P.) INDIA