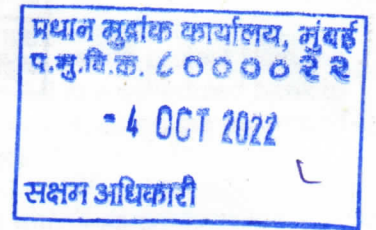




महाराष्ट्र MAHARASHTRA

2022

23AA 803265



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 M/S POSIEDON HOTELS LLP promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed

OR

have/has 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.

FOR POSIEDON HOTELS LLP

FOR POSIEDON HOTELS LLP

PARTNER

PARTNER

जोडपत्र-२ Annexure - II

दस्तावा प्रकार	Tender
दस्त नोंदणी करणार आहेत का?	YES/NO
मिळकतीचे वर्ग	POSIEDON HOTELS LLP
मुद्रांक दिनांक / पत्राच्या नाव	MOTIWALA MANSION, 'A' WING, 40, FORJETT STREET, GOWALIA TANK, MUMBAI-400 026.
दुसऱ्या पक्षाच्या नाव	
हस्ते असल्यास त्याचे नाव व पत्ता	
मुद्रांक शुल्क रक्कम	
मुद्रांक विक्री नोंद घेई अथवा काळा/दिनांक	
मुद्रांक विक्री घेणाऱ्याची नाव	
मुद्रांक विक्री करणारी नाव	
परवाना क्र. ६०००००२२	संपत्ती मालकी महाडीक
मुद्रांक विक्रीचे नाव/पत्ता: ओरिजिनल असोसिएशन ऑफ वेस्टर्न इंडिया	
मेटेज नं. २८ पी. हवेली रोड, कॅव्हेरी टाकली, डॉ. काने मार्ग,	
होमव्होर्ट मिनाय भवन फ्लॅट, मुंबई-४०० ०३२.	
शासकीय कार्यालय/नामान/संकेत: एडिटराट कार्यालयासाठी मुद्रांक	
कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०५/२००४) नुसार	
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी	
मुद्रांक खरेदी केल्यापासून ६ सडिग्यात चापरणे बंधनकारक आहे.	

E17 OCT 2022

E17 OCT 2022



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 me/promoter from the date of registration 31/12/2027

4. (a) For new projects :

That seventy per cent of the amounts realised 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.

(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.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ 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 I-/ the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment.

FOR POSIEDON HOTELS LLP

FOR POSIEDON HOTELS LLP

PARTNER

PARTNER

ATTESTED BY ME

S. M. H. ZAIDI
NOTARY

Government of India
Mumbai & Thane Dist

7 OCT 2022

