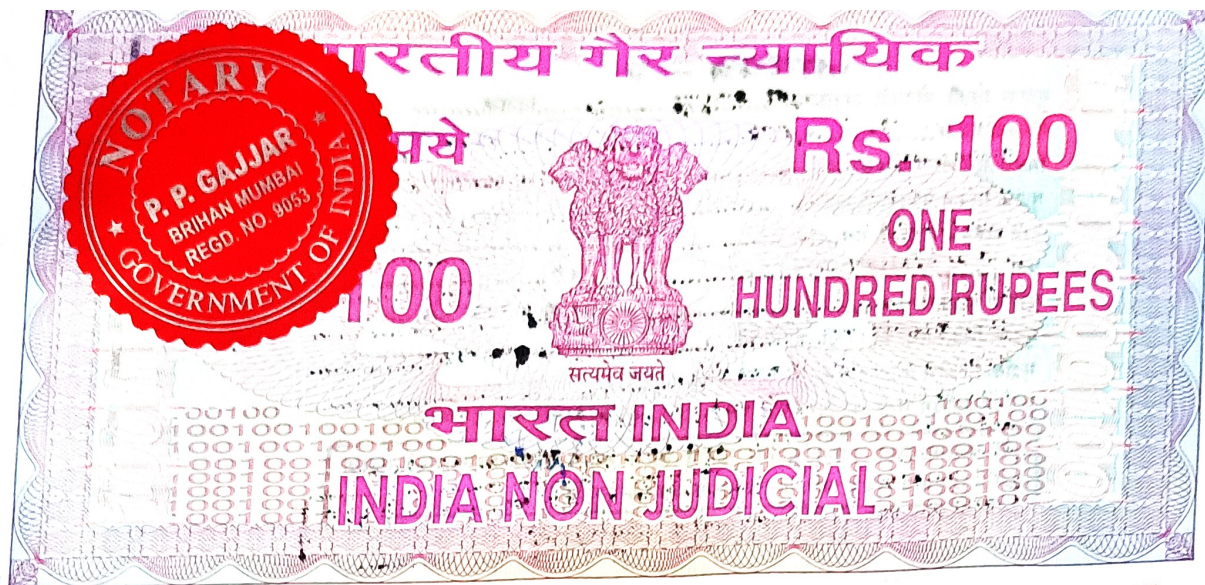
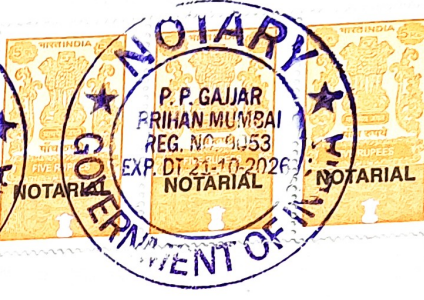
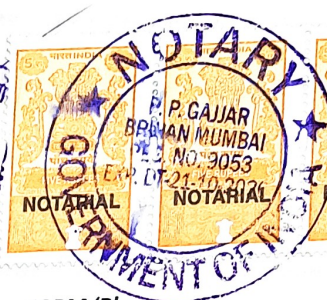
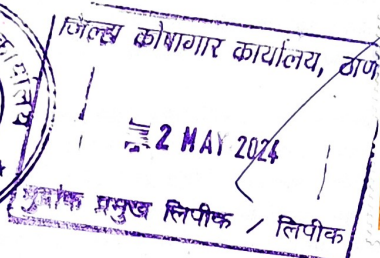




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FORM 'B'

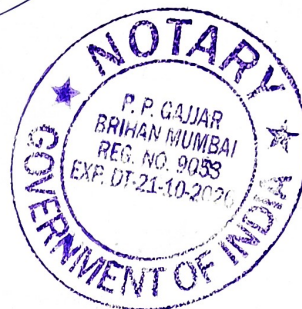
[See rule 3(6)]

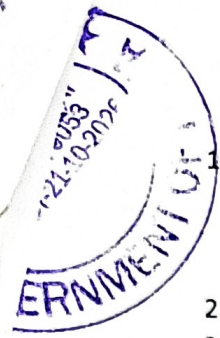
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED

Affidavit cum Declaration of M/s Delta Synergy LLP, promoter of the proposed project "Delta Meadows" through its Partner Mr. Ashrafali Momin duly authorized by the promoter of the proposed project vide letter dated 23/07/2024

{Affidavit cum Declaration}

Mr. Ashrafali Momin, for and on behalf of the promoter M/s Delta Synergy LLP, of the proposed project "Delta Meadows" / duly authorized by the promoter do hereby solemnly declare, undertake and state as under.





1. That the promoter has a legal title Report to the land on which the Development Rights are acquired for the Development of the project to proposed 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 is free from all encumbrances
3. That the time period within which the project shall be completed by the promoter is proposed as on before 30/06/2027
4. That seventy percent of the amount released here after by the 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 amount from the separate account shall be withdrawn in accordance with rule 5 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate projects, Registration of Real Estate agents rate of interest and Disclosure on website) Rules 2017
6. That the promoter shall get the accounts audited within six months after 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 amount collected for a particular project have been utilized for the project and the withdrawal has been 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 under rule 3 of these rules within 7 days of the said charges occurring
9. That promoter has 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 allottees at the time of allotment of any apartment.

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 on this Twenty Forth day of July Two Thousand and Twenty Four

For DELTA SYNERGY LLP

PARTNER



BEFORE ME

POOJA R. GAJAR, B.A., LL.B.,
ADVOCATE NOTARY, GOVERNMENT OF INDIA
Brihan Mumbai City Corp. 701
Prakash Anand Bhavan, Opp. Janvi Hospital,
Turel Pakhadi Road, Malad (W), Mumbai-400 064
Reg. No.9053.