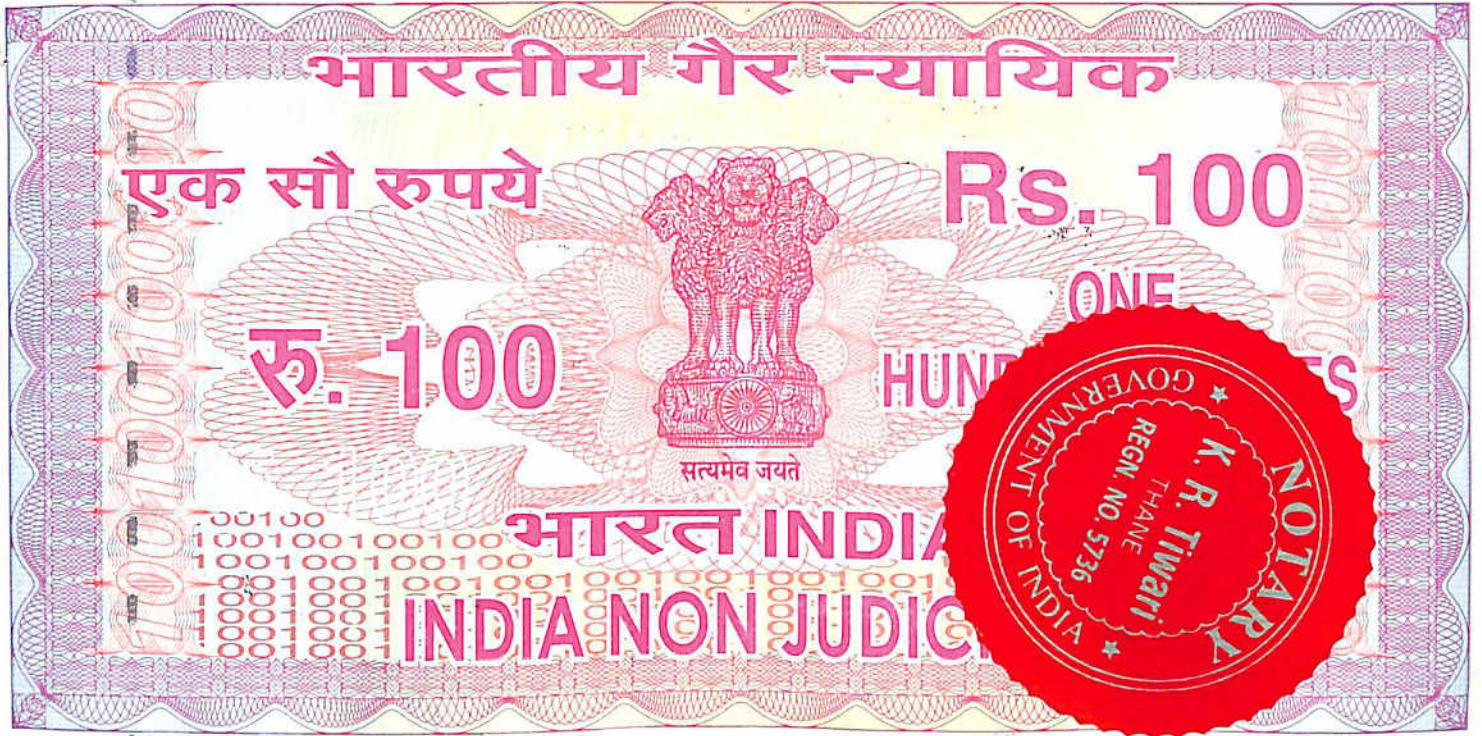




महाराष्ट्र MAHARASHTRA

2017

SF 161263



FORM 'B'

[Sec 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

We 1. Mohan Chitranjan Agarwal and 2. Rajeshkumar Phoolraj Singh, occupation: business Office at 601, Elecon Arcade, Andheri Kurla Road, Marol naka, Andheri East, Mumbai 400 059 the designated partners of M/s. MCA Constructions do hereby solemnly declare undertake and state as under:

1. We say that M/s. MCA Constructions (hereinafter referred to as the "Owners") are seized and possessed of FSI otherwise well and sufficiently entitled to all the piece or parcel of SRA Project admeasuring 4750.10 sq. mtr. as carpet Development right of the 4 Wings (i.e. A, B, C and D) or thereabouts bearing CTS No. 539-C/1 (Pt) Ward K/E situated at Village Chakala Taluka Andheri District Mumbai Suburban (hereinafter referred to as "MHADA LAND"). I have enclosed authenticated copy of title certificate along with copy of Index II.

[Signature]

[Signature]

जोडपत्र १

कदत प्रविज्ञापनासाठी (अनुच्छेद - ४)

विज्ञापन कोषाकडे सादर करावयाचे

प्रविज्ञापनासाठीचे फारम

मुद्रांक विकत घेणाऱ्याचे नाव व रहिवासी पत्ता

Rajesh Kumar P. Singh,

मुद्रांक दिती बोंदवही अनुक्रमांक

0000074320

कदत अल्ल्यास त्याचे नाव

मुद्रांक विकत घेणाऱ्याची/हत्तरे सही

मुद्रांक विकत घ्यावी सही / (प्रमोद आर. दुगे)

29 JUN 2017

मुद्रांक विक्रीचे ठिकाण :- आदेशधर कृपा, शांती पार्क,

मीरा रोड (पूर्व), लोणे - ४०१ १०९.

मुद्रांक परवाना क्रमांक :- २२०१०४७

(ज्या का. २२०१०४७ मुद्रांक खरेदी केला त्यामुळे या मुद्रांकाने २२०१०४७ क्रमांकावर केलेल्यापासून सहा मास ३० दिवस घेण्यात येऊन आहे.)

2. We say that One Ranjana Rajesh Patil and Anr. filed S.C.Suit No.2071 of 2013 in the Bombay City Civil Court at Bombay, Dindoshi Branch against the Developers, restraining them from demolishing Room No.1 of the Transit Accommodation in Transit Camp constructed on the said Property. An Appeal was filed in the Hon'ble High Court bearing Appeal From Order No.1206 of 2015 arising out of the Trial Court Order and by an Order dated 16.06.2016 passed by the Hon'ble High Court the said Appeal From Order is allowed and the said Ranjana Patil and Anr. are ordered to vacate the said Transit Accommodation, and the Developers have taken out further proceedings for violating the said Order of the Hon'ble High Court by way of Contempt by taking out the Notice of Motion in the City Civil Court at Bombay and the same is pending.
3. We say that One Mr.Manish Ramniklal Sawla has filed PIL No.12 of 2016 in the Hon'ble High Court at Bombay relating to the said Project which is also pending for hearing and final disposal.
4. Development Agreement. Agreement between Owners and Promoter for development of real estate project as a part of online application for registration of project;
5. That the project Land is free from all encumbrance;
6. That the time period within which the project shall be completed by promoter is 31st December 2017 for A Wing, 31st December 2018 for B Wing & 31st December 2024 for C & D Wing.

(Signature)

Wohar

7. We declare and state that entire of the amounts to be realised hereinafter 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;
8. We declare and state that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development)(Registration of Real Estate Regulation of Real Estate Agents, Rates of Interest and disclosures on Website) Rules, 2017;
9. We say and declare 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 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 compliance with the proportion to the percentage of completion of the project;
10. We say declare that the promoter shall take all the approvals on time, from the competent authorities.
11. We say and declare 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.
12. We say and declare that the promoter has furnished such other documents as have been prescribed by the rule and regulations made under the Act.
13. We say and declare that the promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be

Deharcafaswal
[Signature]
Deponent

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 Andheri, Mumbai on this 28th day of July, 2017



[Signature]
KRIPA SHANKAR R. TIWARI
ADVOCATE & NOTARY
Off: A-5114, Sec. 7, Shanti Nagar, Mira Rd (E)
Res: D-12/503, Shanti Vihar, Mira Rd (E)
Phone - 401107 Mob: 9869560819
28 JUL 2017

[Signature]
Deharcafaswal
Deponent