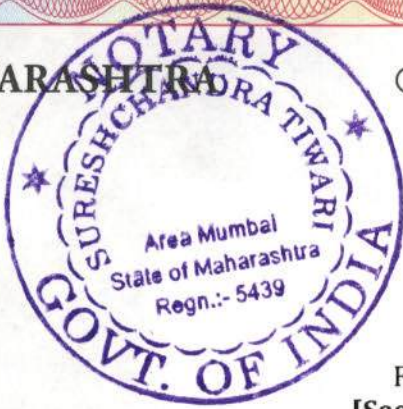




महाराष्ट्र MAHARASHTRA

2017

AF 856594

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

श्री. हेमंत सायंत

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 **Hubtown Limited-NSM**, Promoter of the proposed a project **Hubtown Sunmist "A" Wing above 6th floor** situated at **N. S. Phadke Road, Opp. Telli Galli, Near Regency Hotel, Andheri (East), Mumbai - 400 069**, duly authorized its Director **Mr. Hemant Shah**, vide its authorization letter dated **3-July-2017**;

I, **Mr. Hemant Shah**, Director of **Hubtown Limited-NSM** Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter 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 such owner and promoter for development of the proposed real estate project is enclosed herewith.

जोड़पत्र-१/ANNEXURE-I

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

१ मुद्रांक पिडी नोंदणी अनु. क्रमांक/दिनांक
(Serial No./Date)

२ मुद्रांक विक्री प्रमाण-पत्र नं., विक्रीदाराचा पत्ता व सही
(Stamp Purchase No. & Signature)

३ प्रमाणपत्र प्राप्त झाल्याची तारीख

४ प्रमाणपत्र प्राप्त झाल्याची तारीख

५ प्रमाणपत्र प्राप्त झाल्याची तारीख

६ प्रमाणपत्र प्राप्त झाल्याची तारीख

७ प्रमाणपत्र प्राप्त झाल्याची तारीख

८ प्रमाणपत्र प्राप्त झाल्याची तारीख

HUBTOWN LIMITED

Ackruti Centre Point, 6th Floor,
Central Road, Marol MIDC,

Andheri (East), Mumbai - 400093.



2. That details of encumbrances are as per the encumbrance certificate attached separately including 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 promoter is **31-December-2019**.

4. (a) For on going project on the date of commencement of the Act
(i) That seventy per cent of the amounts to be realised hereinafter by the promoter for the proposed 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 amount to be realised hereinafter by the promoter for the proposed 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 proposed 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 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, 2016.

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

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

8. That promoter shall inform the RERA 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 promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

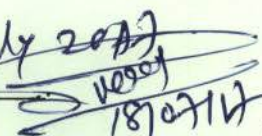
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

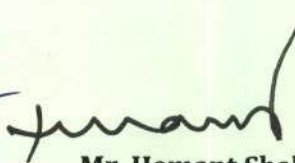

Mr. Hemant Shah

For and on behalf of Board of Directors of
Hubtown Limited-NSM

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 Mumbai on this 18th day of July 2019

SURESHCHANDRA TIWARI
ADVOCATE & NOTARY
GOVT. OF INDIA


Mr. Hemant Shah

Off. G-13, Geneshwadi C.H.S. Ltd.
Bldg. No. 5, Near Akruti Star, Central Road,
M.I.D.C., Andheri (E), Mumbai - 400 093.
Mob.: 9821394771