



महाराष्ट्र MAHARASHTRA

2017

SA 427104



17 JUL 2017

14-7-2017



Form 'B'
[See rule (6)]

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Rajnir Enterprises Pvt Ltd. a Company, having its registered office 105, 2nd floor, Champa Bhuvan, Kurla West, Match Factory Lane, Kurla - 400070. And corporate office at D-518, Neelkanth Business Park, Near Vidyavihar Railway Station, Vidyavihar (W), Mumbai - 400086. Promoter of the ongoing project viz. "Sunrise Residency" situated at Survey No. 73/2, OPP. Village Damat, Near Shelu Railway Station, Taluka Karijat, Dist. Raigad, Maharashtra through its Directors Mr. Rajendra G Dhanawade, Age - 42 adult, occupation: Business and Mrs. Sweety Nirmal Lodha, Age - 40, occupation: Business.

Sweety Lodha Nirmal

I, Mr. Rajendra Gulabrao Dhanawade & Mrs. Sweety Nirmal Lodha promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. M/s. Rajnir Enterprises Pvt Ltd 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 the title of such land alongwith 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 promoter is DEC - 2017.
4. (b) For ongoing project on the date commencement of the Act
 - (i) That seventy percent of the amounts to be realized hereinafter 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. 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 its 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.
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 and under rule 3 of these rules, within seven days of the said changes occurring.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

ATTESTED BY ME

ASHOK P. GAYKAR
ADVOCATE & NOTARY
NOTARY G.O. OF MUMBAI

22 JUL 2017

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 21th day of July 2017.

Mr. Rajendra G Dhanawade

Deponent



Mrs. Sweety Nirmal Lodha

Deponent

