

Thane Bharat Sahakari Bank Ltd.
Main Branch, Naupada, Thane.

D-5/STP/(V)/C.R. 1005/1/04/1905-0
7/04



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 **Mr. Niranjan Hiranandani, Mr Surendra Hiranandani, Mrs.Kamal Hiranandani and Mrs. Alka Hiranandani** Directors of **M/s Roma Builders Private Limited** promoter of the proposed project known as **'WILLOWCREST, BUILDING ON THE PLOT/ LAND CTS No. 99/2 of Village- Kolshet, Ghodbunder Road, Thane,** vide their authorization dated _____

We **Mr. Niranjan Hiranandani, Mr Surendra Hiranandani, Mrs.Kamal Hiranandani and Mrs. Alka Hiranandani** Directors of **M/s Roma Builders Private Limited** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. We have 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.
2. That the project land and the proposed building is mortgaged with **HDFC LTD** and **RERA** account is maintained at **Oriental Bank of Commerce, Galleria Mall, Hiranandani Business Park, Powai Mumbai - 400 076. AND BEARING ACCOUNT NO. 06321132000279.**



Authorised Signatory
For Thane Bharat Sahakari Bank Ltd.
Thane Main Branch



The details of Encumbrances and litigations are as under :

- We have availed the construction finance to construct the proposed aforesaid buildings / projects from HDFC Ltd.
- Litigation details are as under :

SR. NO.	PROJECT NAME	NAME OF THE COURT	TYPE OF CASE	PETITION	CASE NUMBER	YEAR	WHETHER ANY PREVENTIVE/ INJUNCTION/ INTERIM ORDER IS PASSED YES/NO	PRESENTS STATUS
1	Willowcrest	Civil Judge (Senior Division) Thane at Thane	Regular Civil Suit	Suit	70	2013	No	Pending
		Civil Judge (Senior Division) Thane at Thane	Regular Civil Suit	Suit	187	2017	No	Pending

3. That the time period within which the project shall be completed by promoter from the date of registration of project; i.e. 31st Dec 2021.

4. (a) For new projects:-

~~That seventy per cent of the amounts realised 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.~~





(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 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 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 have 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 allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

For ROMA BUILDERS PVT. LTD.

[Signature]
Director / Authorised Signatory

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

[Signature] Verified by me at Mumbai on this ____ day of ____, 2017.

Deponent

For ROMA BUILDERS PVT. LTD.

[Signature]
Director / Authorised Signatory

BEFORE ME

[Signature]

17.6.17

S. M. N. Naqvi

NOTARY

Government of India.
Mumbai & Thane Dist.

