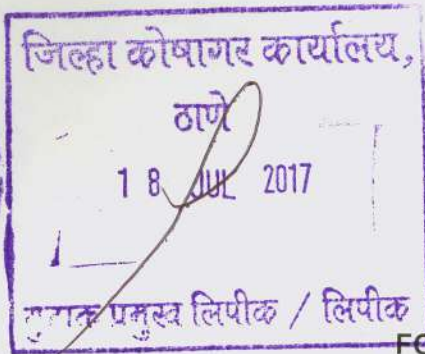




महाराष्ट्र MAHARASHTRA

○ 2017 ○

SA 357661



FORM 'B'

18/07/2017

Affidavit cum Declaration



I, Kavita Parwani Talib, aged 46 years, Indian Inhabitant, residing at 3/1102, Seawoods Estate Ltd, NRI Complex, Sector-54/56/58, Seawoods, Navi Mumbai, duly authorized partner of M/s Orange Realtors, a partnership firm incorporated under Indian Partnership Act, 1932 (hereinafter referred to as the 'Promoter') do solemnly declare, undertake and state as under:

1. That the Promoter i.e. M/s Orange Realtors is entitled to develop plot of land bearing no.117 admeasuring 1100 sq. mtrs situated at Sector 48, Dronagiri, District Raigad. (hereinafter referred to as the "said land")



For ORANGE REALTORS

Partner

Partner

2. That the promoter has a legal title report reflecting the flow of title of the Promoter to the said land on which the development of the project is proposed An authenticated copy of the title certificate dated 27th August, 2015 issued by C. Fernandes, Advocate is enclosed/ uploaded with form A – Application for registration of the said project with Real Estate Regulatory Authority ('RERA')
3. That the Promoter is constructing a project namely 'Orange Aura' on the said land which will consist of one building to known as " Orange Aura" (hereinafter referred to as the said Building)with a proposed total construction built-up area of 4881 sq. mtrs (hereinafter referred to as the said project)
4. That the project land is free from all encumbrances.
5. That the project shall be completed by the Promoter by 31st December, 2020.
6. That 70% (seventy per cent) 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 in accordance to the provisions of Real Estate (Regulation & Development) Act, 2016 and rules made thereunder.
7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation & Development) Rules, 2017.
8. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
9. That the promoter shall take all the pending approvals on time, from the competent authorities.
10. 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.
11. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
12. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment.



For ORANGE REALTORS

[Signature]

Partner

Partner

Verification

I Kavita ^{Ranwani} Talib age 46 years Occupation – Business, Indian Inhabitant having address at 3/1102, Seawoods Estate Ltd, NRI Complex, Sector-54/56/58, Seawoods, Navi Mumbai duly authorized partner of M/s Orange Realtors (i. e. Promoter of the aforesaid project) hereby verify that 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 Navi Mumbai on this ____ day of July, 2017.

For Orange Realtors
For ORANGE REALTORS

Partner
Partner

Partner

Deponent



Before Me
[Signature]
27/07/2017
R. G. BIRADAR
B.A.LLB.
Advocate & Notary
(GOVT. OF INDIA)
E-6/1 1, Sector - 1, Vashi,
Navi Mumbai - 400 703

27 JUL 2017

Noted & entered in the Notarial
Registered Sr. No. 1864
2017.

