



प्रधान मुद्रांक कार्यालय, मुंबई
प.म.वि.क. ८०००००८
21 JUL 2017
सक्षम अधिकारी
श्री. हेमंत सायंत

AFFIDAVIT CUM DECLARATION

I, M/s. Ambaji Construction, a proprietor firm having office at "Mazda House, Behind C.I.D VII Office, Jay Bhawani Compound, L.B.S. Marg, Ghatkopar (W), Mumbai 400 086 being the promoter of the proposed project at Plots bearing C.T.S. No. 1774, 1775, 1776B, and 1777 total admeasuring 7348.2 and CTS No. 1776 A (pt) admeasuring 1589.01 aggregating to 8937.21 Sq. Mtrs. or thereabouts of Village Kirol, Jay Bhavani Compound, L.B.S. Marg, Ghatkopar (West), Mumbai 400 086 duly authorized by the promoter of the proposed project, vide Irrevocable Power of Attorney dated 11/07/2014 do hereby solemnly declare, undertake and state as under:

I say and declare that we have a legal title Report to the land on which the development of the proposed project is to be carried out.

I further say and declare that the project land is free from all encumbrances.





I further say and declare that the time period within which the project shall be completed by us from the date of registration of project ;

(a) For new projects:

That seventy per cent of the amounts realised by us 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 us 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.

I further say and declare that the amounts from the separate account shall be withdrawn in accordance with Rule 5.

I further say and declare that we 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.

I further say and declare that we shall take all the pending approvals on time, from the competent authorities.

I further say and declare that we 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.

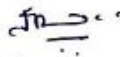
I further say and declare that we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

I further say and declare that we shall not discriminate against any allottee at the time of allotment.

Solemnly affirmed at Mumbai)

on 28th day of July, 2017)

M/s. Ambaji Construction


(Mr. Kersi Randeria)
Authorised signatory




SANTOSH MISHRA
ADVOCATE & NOTARY
Govt of India
e/o Wadi, Pipe Line J. B Nagar
MUMBAI 400 089