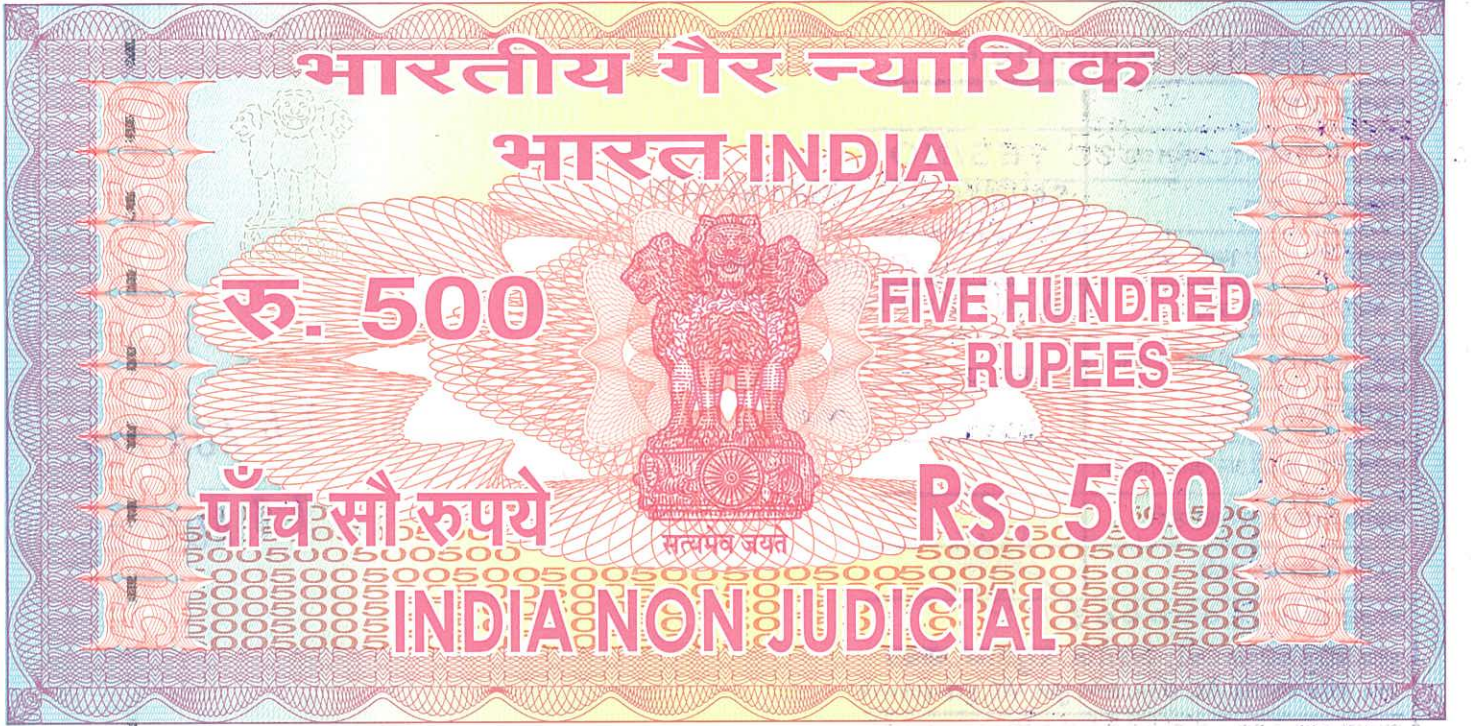




महाराष्ट्र MAHARASHTRA

2024

CS 450200

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८०००००३
13 AUG 2024
सक्षम अधिकारी

श्रीम. एस. एस. चव्हाण

FORM - 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration of Mr. Nitin Pratap Salunkhe, Director of Saumya Buildcon Pvt Ltd having its Office at 3rd Floor, Nirlon House Dr Annie Besant Road, Worli, Mumbai, Maharashtra, India - 400030, the Promoter of the project known as MARINA BAY WORLI SEA FACE registered with MahaRERA under project registration number - P51900011592, duly authorized by the Promoter of the Project vide authorization dated 15.02.2024;

~ 1.14

I, Mr. Nitin Pratap Salunkhe duly authorized by the Promoter of the project, do hereby solemnly declare, undertake and state as under:

The Promoter is in process of developing in a land admeasuring approximately 7872.14 or thereabouts at Cadastral Survey No. 777, 778, 779 and 780 (part) and New Cadastral Survey No.1004 of Worli Division G/South Ward, situated at Sasmira Marg, Worli, Mumbai – 400030.

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 real estate project is enclosed herewith.

2. The Project Land is free from all encumbrances, save and except as stated below:

The Developer/Promoter has availed financial assistance from State Bank of India for part financing the said Project and as a security for its repayment, vide Indenture of Mortgage dated 26th March 2021 duly registered with Sub Registrar of Assurances at Mumbai under Sr. No. BBE4-5275 of 2021, the Developer/Promoter has created charge over 134 unsold units in the said Building in favour of SBICAP Trustee Company Limited as security trustee acting for and for the benefit of the said State Bank of India.

3. That the time period within which the project shall be completed by me/Promoter is June 30, 2026.

4. For new projects

- a. That, seventy per cent of the amounts realized 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.

5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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

8. That, promoter shall take all the pending approvals on time from the competent authorities.
9. That, promoter have 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, on any grounds.



Deponent

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this day of.....



Deponent