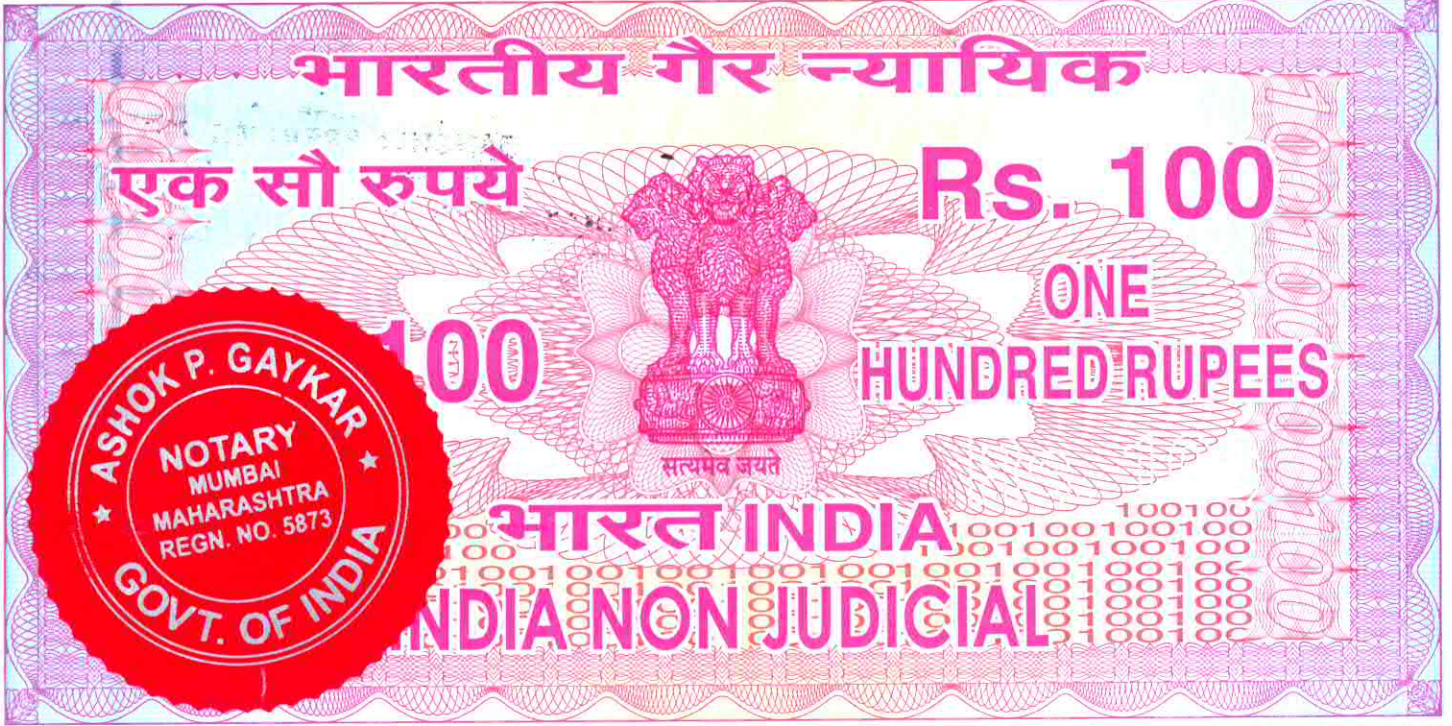


4300



महाराष्ट्र MAHARASHTRA

2017

SK 621214



FORM "B"

श्री. ए. व्ही. मंगेशकर

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of M/s. Sanghvi Premises Pvt. Ltd. a company incorporated and registered under the provisions of Companies Act, 1956, CIN No. U45200MH1992PTC064965 having its office at Sanjana Mansion, Dr. B.A. Road, Byculla (East), Mumbai – 400 027; being Promoter of the proposed project S3 Legend, through their authorized signatory Mr. Neeraj Harishchandra Srivastava, Age 46 years, Adhar No. 7213 6243 4034, Occupation; Architect, residing at Plot No.10, Flat No.105, Paras CHS Ltd., RSC-2, Malwani Mhada Gate No.8, Malad – West, Kharodi, Mumbai 400095 vide its authorization dated 02/11/2017 do hereby solemnly declare, undertake and state as under:



1. That we the Promoter have a legal title 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 Development Agreement for the title and 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 me/ promoter is by 31st December, 2023.

4. That seventy percent of the amounts realized 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 schedule 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 That the amounts from the separate account, to cover the cost of construction of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by and Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 we shall get the accounts audited within 6 months after the end of every financial year by a Chartered Accountant in practice, and shall produce 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 the completion of the project.

8. That we shall take all the pending approvals on time, from the competent authorities.

9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



10. That we 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.

M/s. SANGHVI PREMISES PVT. LTD.

[Signature]
Director/Manager.

Deponent

VERIFICATION

The contents of our above Affidavit Cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by:

M/s. SANGHVI PREMISES PVT. LTD.

[Signature]
Director/Manager.

Deponent



[Signature]
V. P. JAMES
127/A, ST. ROAD,
MAZAGAN, MUMBAI-10.



BEFORE ME
[Signature] 13-11-2017
ASHOK P. GAYKAR
B.Com., LL.B., G.D.C. & A.
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
Reg No. 5873

NOTARIZED AT SR. NO. 4300
BOOK NO. 03 DATED 13/11/2017