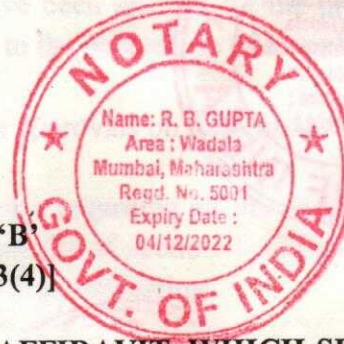




महाराष्ट्र MAHARASHTRA

2021

ZC 739347



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

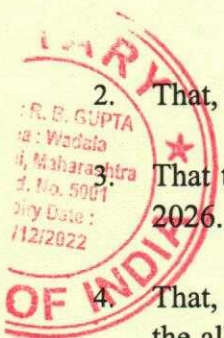
AFFIDAVIT CUM DECLARATION

Affidavit-cum-Declaration of **Mr. Sharad R. Dharia**, designated partner of **M/s. EIGHTY NINE BUILDCON LLP** duly authorized by the promoter of the proposed project, vide authorization dated 10th January 2022.

I, **Mr. Sharad R. Dharia**, designated partner of **M/s. EIGHTY NINE BUILDCON LLP** incorporated under the provisions of the LLP Act, 2008 having its registered officer address at 1001, K L Mehra, CTS No. G/227 To G/230 TPS IV, Gujar Road, Santacruz (West), Mumbai-400 054, hereinafter referred to as THE "**PROMOTER**" duly authorised by the promoter of the proposed project to hereby solemnly declare, undertake and state as under:

1. That, **M/s. EIGHTY NINE BUILDCON LLP** has a legal title to the land on which the land on which the development of the project is proposed is to be carried out on F.P. No. 147A, TPS. III, C. S. No. 442 of Mahim Div, G/N – Ward, situated at 126-126F, 126FA, 126K, 126J, 358 BBA, 126K & 126L, Senapati Bapat Marg, Opp. Matunga Railway Station, Mumbai.

S.R.D



2. That, the said land is free from all encumbrances.
3. That the time within which the project shall be completed by the promoter is 31st December, 2026.
4. That, seventy per cent of the amounts realized 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Agents, Rated of Interest and Disclosures on Website) Rules, 2016.
6. 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 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.
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 has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall be discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.

Dated this 13th day of Janry 2022

Deponent

S. R. Dharia

(Mr. Sharad R. Dharia)



BEFORE ME

R. B. GUPTA
B.Com., LL.B., Regd. No. 5001
NOTARY GOVT. OF INDIA
Resi. 88, 8/8, Nanabhai Wadi,
S.P. Road, Wadala (E), Mumbai - 400 037.

13 JAN 2022