

महाराष्ट्र MAHARASHTRA

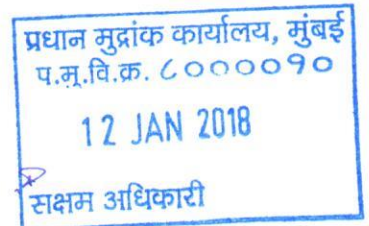
2017

SZ 561919



FORM 'B'

[See rule 3(6)]



श्री. दि. क. गवई

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. Kanwal Rameshchand Bohra** partner of **M/S. REGENT BUILDERS**, duly authorized vide its authorization dated 17th January 2018.

I Kanwal Rameshchand Bohra duly authorized by the promoter of the ongoing project do hereby solemnly declare, undertake and state as under:

1. That the promoters have a legal title to the land on which the development of the ongoing Residential project is carried out.

REGENT BUILDERS

PARTNER

M/s. Regent Builders
603, INIZIO,
Cardinal Gracious Road,
Chakala, Andheri (East),
Mumbai - 400 099

मुद्रांक विकसत घेणाऱ्याचे नाव

मुद्रांक विकसत घेणाऱ्याचे रहिवासी पत्ता

मुद्रांक विक्रीबाबतची नोंद वही क्र. 2435

16 JAN 2018

मुद्रांक विकसत घेणाऱ्याची सही

परवाना क्रमांक : 6000090

मुद्रांक विक्रीचे ठिकाण/पत्ता: श्री. कल्पेश प्रमजी गालग

सीमला स्टेशनरी मार्ग, शॉप नं. ९, एसएलनेंद भेयलन,

एम. जी. रोड, सीटीसीविल कोर्ट जवळ, वसुंधरा, मुंबई - ४०

शासकीय कार्यालयासमोर / दय्यालयासमोर प्रतिष्ठापन सादर करणेसाठी मुद्रांक

कागदाची आवश्यकता नाही. (शासन आदेश दि. ०९/०७/२००४ बखर्)

या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी

न्यायापासून ६ महिन्यात वापरणे बंधनकारक आहे.

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. That the said land is free from all encumbrances.
3. That the promoter undertakes to complete the project on or before 31st March, 2021.
4. For ongoing project on the date of commencement of the Act;
That seventy per cent of the amounts realised 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.



5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in accordance with rules.
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 That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in Practice that the withdrawal is in proportion to the percentage of completion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 the 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
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 not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

MR. REGENT BUILDERS

[Signature]
PARTNER

(Mr. Kanwal R. Bohra)

Deponent

Place : Mumbai

Date : 25th January, 2018.



BEFORE ME

[Signature]
25/1/18

HARI PRASAD MISHRA
ADVOCATE & NOTARY GOVT. OF INDIA
MUMBAI MAHARASHTRA
REGD. No. 10441

[Signature]
25/1/18
ANIL KUMAR OJHA
ADVOCATE HIGH COURT, MUMBAI
Kharodi Vill., Marve Road,
Malad (W), Mumbai-400 095.
Mob. : 9892025083

Sr. No.	672/18
Sign.	<i>[Signature]</i>