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Mobile No. : 8898525252

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

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सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.





AFFIDAVIT CUM DECLARATION

I HOZEFA N SONI Partner of M/s. **MS. Developers**, Promoter of the Proposed Project/ Duly Authorized by the Promoter of the proposed Project **Savitri CHS Ltd (New name- Sugra Heritage)** Redevelopment Situated at Plot bearing Survey No.21, Hissa No.2 corresponding to CTS No. 1305 A/1 lying, being and situate at M. G. Road, Nr. Vohra Colony, Opp Raj Heights, Kandivali (West), Mumbai 400 067,

I HOZEFA N SONI Promoter of the proposed Project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title report 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 real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

3. That the promoter undertakes to complete the project on or before 31st December, 2020

4. For ongoing project on the date of commencement of the Act,

(i) That seventy percent of the amounts to be realized hereinafter by me/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 That the amounts from the separate account shall be withdrawn in accordance with rule 5.

6. That the promoter 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 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 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 regulation 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.



BEFORE ME

MRS. KAPILA K. PAREKH
Advocate & Notary Govt. of India
C-104, Nisarg, Mahavir Nagar,
Kandivali (W),
Mumbai-400 067. Maharashtra.

For M/s. MS. Developers

**Partner
Deponent**

23 JUN 2018

VERIFICATION

The Contents of my above Affidavit Cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at _____ this _____ day of June, 2018



BEFORE ME

Parekh Kapila
MRS. KAPILA K. PAREKH
Advocate & Notary Govt. of India
C-104, Nisarg, Mahavir Nagar,
Kandivali (W),
Mumbai-400 067. Maharashtra.

For M/s. MS. Developers

**Partner
Deponent**

23 JUN 2018



BEFORE ME
I, K. PAREKH, Notary Public, Mumbai, India, do hereby certify that the above is a true and correct copy of the original document as presented to me for attestation.





आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SONI HOZEFA NURUDDIN
NURUDDIN TAHERALI SONI
04/06/1989
Permanent Account Number
BHXP51140Q
Signature



