



महाराष्ट्र MAHARASHTRA

RZ 206826



प्रधान मुद्रांक कार्यालय, मुंबई^१
प.मु.वि.क्र. ८०००००९

21 JUL 2017

सक्षम अधिकारी

FORM "B" [See Rule 3 (4)]

श्री. डेवांत सावंत

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

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of Mr. Anahita Rusi Mehta, a promoter of Proposed project situated at C.S. NO. 200, Tardeo - Division, D – Ward, 291 A, Bapty Road, 3-11 Arab Lane, Mumbai- 400 008, do hereby solemnly declare, undertake and state as under:-

1. That I/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 to the land along with an authenticated copy of the agreement between such owner and promoter for promoter for redevelopment of the real estate project is enclosed herewith.

The image shows two Indian five-rupee banknotes. Each note has a large, circular red stamp in the center. The stamp contains the text 'NOTARIAL' at the top and bottom, and 'NOTARIAL GOVT OF INDIA' in the middle. The background of the banknotes features a repeating pattern of the Indian emblem and the text 'FIVE RUPEES'.

A circular red stamp with the text "M. I. E. N." at the top, "Mum. Maharashtra" in the center, "NOTARY (GOVT. C)" at the bottom, a star on the left, and "Reg. No. 8" on the right.

A legally valid authentication of title to the land along with an authenticated copy of the agreement between such owner and promoter for promoter for redevelopment of the real estate project is enclosed herewith.

2. That the Project Land is free from all encumbrances.
3. That the time period within the project shall be completed up to 17th July, 2019 by me as a Partner of Firm from the date of registration of the said project.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real after it is certified by an engineer, an architect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 I promoter shall get the accounts audited within six months after the end of every financial year by a chartered account 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 the completion of the project.
8. That/I promoter shall take all the pending approvals on time, from the competent authorities.
9. I say and declare 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 7 days of the said changes occurring.
10. That, I promoter have / has furnished such other documents as have been prescribed by the rules and regularities made under the Act.
11. That I / Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot of building, as the case may be, on any grounds



Arneet

Deponent



VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 31 st on this day of July, 2017



A. Melha

Deponent

BEFORE ME

M. I. E. MANSURI
Advocate High Court
Notary (Govt. of India)
57/4, Mutton Street, Burhani Manzil,
Ground Floor, Mumbai-400 003.

Notary Reg. No.:	31
Sr. No.:	394
Date:	31-7-2017