



महाराष्ट्र MAHARASHTRA

● 2018 ●

TR 615751



#### FORM 'B'

[See rule 3(6)]

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 KAMLESH HIRALAL JOSHI & SANJAYKUMAR MAKANJI KOTAK THAKKAR & VIREN DHANSUKHBHAI THAKKAR Partners of RADHIKA ENTERPRISES of the proposed project – ASHAPURA PRIDE Old Survey No.344, New Survey No.99 Hissa No-27(P) Admeasuring 1700 sq.mter. out of total area admeasuring 3299 sq. mtr., Village Shivaji Nagar, Taluka Kalyan, Dist Thane duly authorized by the promoter Firm of the proposed project, vide its authorization dated 13.08.2018.

I, KAMLESH HIRALAL JOSHI & SANJAYKUMAR MAKANJI KOTAK THAKKAR & VIREN DHANSUKHBHAI THAKKAR Partners of RADHIKA ENTERPRISES promoter of the proposed project duly authorized by the promoter Firm of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the firm **RADHIKA ENTERPRISES** promoter has a legal title Report to the land on which the development of the project is being carried out

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 project land is free from all encumbrances.

3. That we will complete the entire project on or before **DECEMBER 2020**

4. That seventy per cent of the amounts to be realized hereinafter by promoter firm 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 firm 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 firm shall take all the pending approvals on time, from the competent authorities.

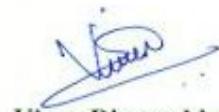
8. That the promoter firm shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.



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

10. That the promoter firm shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For RADHIKA ENTERPRISES



Viren Dhansukhabhai Thakkar  
Deponent

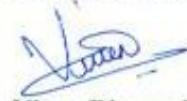
**Verification**

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 on this day of 13<sup>th</sup> August, 2018



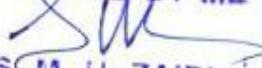
For RADHIKA ENTERPRISES



Viren Dhansukhabhai Thakkar  
Deponent



ATTESTED BY ME

  
S.M.H. ZAIDI  
NOTARY  
Government of India  
Mumbai & Thane Dist.



10 AUG 2018