

भारतीय नौर न्यायिक

एक सौ रुपये

Rs. 100

ONE

HUNDRED RUPEES



महाराष्ट्र MAHARASHTRA

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RY 547460



FORM 'B' U/S. rule 3(6)

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. Heks Infrastructure & Developers, a partnership firm having its registered office at 76, Mohammedali Road, Maskati House, Mumbai – 400 003 promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 21.07.2017 (Annexure-A).

21 JUL 2017

लोडवर - २ Annexure-II

इसाया गाकर	<i>A. S. G.</i>
इस नोट्सी याजा गोहा का?	YES/NO
मिटकोनो रास्ता-	
मुद्राक विल गोह-दावे नाम	
दुसरा पाटाना रावे नाम	<i>Reyn</i>
हस्ते उसकन्दस चावे नाम य पला	
मुद्राक निवी गोह-ताल अनु रागाक/तिनाक	
मुद्राल गिल गोग-साव	<i>Reyn</i>
मुद्राक विल-गावी नही	<i>Reyn</i>

परचना क्रमांक : ८०००००९  
मुद्राक विक्री विलापन / पता : श्री. अस्त्रा अरुणा वाशिरे  
१४/ श्री. विलापन विलिंग, नलमजला, की. पी. गो  
विलापन, मुंबई -४०० ००४

न्या करणासाठी याजो मुद्राक निरदो केला यांनी ताव करणासाठा  
मुद्राक गरेदी केल्यासाठून द्य मिहिचात वापरणे वधनकारक आहे

21 JUL 2017.

HEKS INFRASTRUCTURE  
76, MOHAMMED & DEVELOPERS  
MASKATI HOUSE, MUMBAI ROAD,  
MUMBAI-400002



I, MR. ESOOF SHOEB CONTRACTOR promoter of the proposed project Known as "VALENCIA", bearing C.S. No. 143/74 of Parel Sewri Division, Situated at Dr. Batiwala Road in "F/S" Ward, Mumbai., duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. We have a legal title Report to the land on which the development of the proposed project is to be carried out (Annexure-B).
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is apprx. July, 2018.
4. (a) For new projects :  
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.
- (b) For ongoing project on the date of commencement of the Act  
(i) That entire of the amounts to be realised 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

That the amounts from the separate account shall be withdrawn in accordance with Rule 5

That I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I /the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ 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 I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

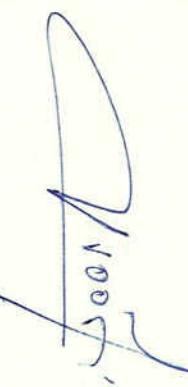


Deponent

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 \_\_\_\_\_ on this 26 JUL 2017.



Deponent



NOTED & REGISTERED  
Sr. No. 1404, Page No. 25  
Book No. 18, Date 26 JUL 2017  
26 JUL 2017

