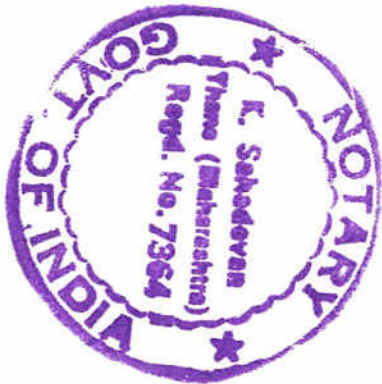




महाराष्ट्र MAHARASHTRA

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RY 547460



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

प्रधान मुद्रांक कार्यालय, मुंबई  
प.मु.वि.क्र. ८०००००९  
- 7 JUL 2017  
सक्षम अधिकारी

श्री. हेमंत सावंत

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

**PIEKS INFRASTRUCTURE & DEVELOPERS**  
76, MOHAMEDALI ROAD,  
MASKATI HOUSE, MUMBAI-400003.

गोडपत्र - २ Annexure-II	
उत्तराचा प्रकार	Yes/No
दस्तावेजांची यादी आलेली का?	Yes/No
मिळकतीचे वर्गीकरण	Yes/No
मुद्रांक मिळालेले आहेत का?	Yes/No
दस्तावेजांच्या यादीचे नमूने	Yes/No
हस्त लिखित दस्तऐवज मिळालेले का?	Yes/No
मुद्रांक किती नोंदवलेले आहेत?	Yes/No
मुद्रांक मिळालेले का?	Yes/No
मुद्रांक किती नोंदवलेले आहेत?	Yes/No

परवाना क्रमांक : ८००००००९

Adhich

मुद्रांक विक्रीचे ठिकाण / पत्ता : रौ. अरुणा अरुण नाशिक  
१४/बी, खोलाथी गार्ड. गोरेणव लिडींग, जलमजला, बी. पी. रोड  
जिर्गाव, मुंबई - ४०० ००४

मिर्जापूर, मुंबई - ४०० ००४

या कारणासाठी ज्यांनी भुद्राक गुरेदी केला त्यांनी त्याच कारणासाठी भुद्रांक गुरेदी केल्यागानून इ महिन्यांत वापरणे बंधनकारक आहे .

21 JUL 2017.





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 2017.

  
Deponent



BEFORE ME  
  
K. SAHADEVAN  
ADVOCATE & NOTARY  
GOVT OF INDIA  
26 JUL 2017



NOTED & REGISTERED  
Sr. No. 1404 Page No. 85  
Book No. 88 Date 26 JUL 2017

