



महाराष्ट्र MAHARASHTRA 02024 21 OCT 2024 31AB 069971



FORM 'B'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Naushad Ali Habib Ali Hashmi**, Partner of M/s. M/s. **STAR RISE** (Promoter), duly appointed as authorized signatory by the promoter for their project '**SAYBA ROYAL**', at CTS No.11 (pt) situated, lying and being at **Nehru Nagar Satyam CHSL Bldg no 34, Kurla (East), Mumbai- 400 024** vide its/his/their authorization dated 11/11/2024;

I, **Mr. Naushad Ali Habib Ali Hashmi**, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title Report to the land on which the development of the proposed project is to be carried out and 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.

3. That the project land is free from all encumbrances.
4. That the time period within which the project shall be completed by promoter from the date of registration of project is 31/12/2026.
5. That seventy per cent of the amounts to be realized hereinafter by 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.
6. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
7. 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.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. 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.
10. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. 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.

For Star Rise

Partner
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 Mumbai on this 30th day of NOV, 2024.

For Star Rise

Partner
Deponent

BEFORE ME

WASEEM A. SIDDIQUI
NOTARY GOVT. OF INDIA

30 NOV 2024

ANSAR HUSAIN
BA. LL.B
Adv. HIGH COURT
KURLA COURT, Mumbai-70.

