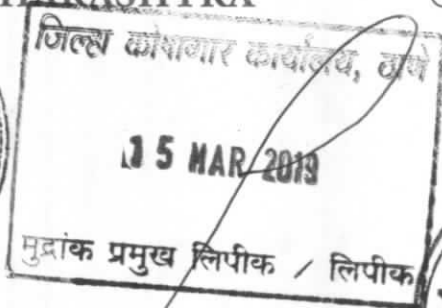




FORM B

Affidavit cum Declaration

Affidavit cum Declaration of **Morya Developers** duly authorized by the promoter of the proposed project, ' **Manor Hillstation Bungalow Plots - Phase 1** '; vide authorization dated 26/03/2019.

Morya Developers having registered office at RH-4, H-1, Sector-6, Near NMSA, Vashi, Navi Mumbai, 400703, (hereinafter referred to as "**Promoter**") do hereby solemnly declare, undertake and state as under:

1. That the Promoter is entitled to develop and construct building on a parcel of land admeasuring 12805 square meters, bearing Gut No. 171,172,173 lying being situated at Village - Dhawedi, Taluka - Jalna, Dist. - Aurangabad (herein after referred to as "**Land**").



2. That Mr. Mukund Kulkani (Proprietor) have a legal title Report to the land on which the development of the proposed project is to be 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.

3. That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details are enclosed/uploaded with Form "A" - Application for registration of the said Project with RERA and a list detailing the same is hereto annexed and marked as Annexure "1".
4. That by 31st August 2019, the said Project shall be completed by the Promoter;
5. That seventy per cent of the amounts to be realised 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 utilised 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 maybe.

Deponent

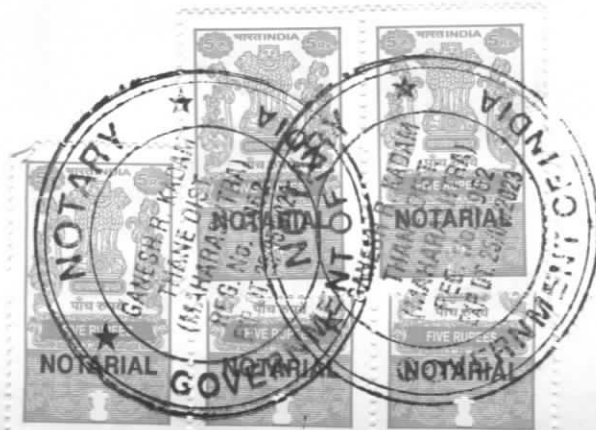
Verification

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 MAR 2019 day of _____.

Deponent


Mr. Madhur A. Bajaj
ELS, LLB
Advocate High Court,
251, SS IV, Keros Cell,
Sector -2, Vashi, Navi Mumbai



ATTESTED BY ME

GANESH R. KADAM
B.A., LL.B., DLL
ADVOCATE & NOTARY
GOVT. OF INDIA
26 MAR 2019



Annexure - 1

Details of Encumbrances

<u>Details of Mortgage/Charge</u>						
Sr. No.	Facility Amount (INR)	Purpose	Charge Holder/ Mortgagee	Mortgagor	Description of Security	Documents executed for creation of Charge/ Security
1	1,61,00,000	Construction of Semi Detached Bungalows of the said project	Bank Of Baroda	Morya Developers	1. Charge on the immovable property being the land bearing Gut No. 171,172,173 of village Dhawedi admeasuring 12805 sq. mts. 2. Hypothecation / assignment of entire receivables of the Project "Manor Hillstation Bungalow plots - Phase 1" including balance receivable from sold units.	Sanction Letter

Details of pending Litigation

Sr. No.	Suit No.	Court	Type of Litigation	Whether any preventive/injunction/ interim order is passed	Present Status
1	1028 / 2018	Debt Recovery Tribunal Mumbai (DRT III)	Civil	No	A suit was filed against Morya Developers by Bank of Baroda but Morya developers had proposed a fresh proposal with Bank of Baroda which has accepted the same and the sanction letter of the same has been uploaded at the Document Upload section of the Maharera Site under the head 'Details of Encumbrances'.