



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 Mr. Anubhav Aggarwal, Director of M/s. RNA Corp. Pvt. Ltd. (Promoter), duly authorized vide its authorization dated 15th July 2017, do hereby solemnly declare, undertake and state as under:

1. That the Promoter have a legal Title Report to the land on which the development of the ongoing project is 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.

Signature

Authorized Signatory

THE DECCAN MERCHANTS CO-OP. BANK LTD.
DR. AMBENKAR ROAD, BYCULLA (EAST)
MUMBAI - 400 027

भारत 27717
191752
R0000400/-PB6515
JUL 25 2017
SPECIAL
ADHESIVE
MAHARASHTRA



2. The encumbrances created by the Promoter are for Rs. 104.35 Crores/- (One Hundred and Four Crores and Thirty Five Lacs Only), in favour of Reliance Home Pvt. Ltd. and Reliance Commercial Finance Pvt. Ltd. towards construction finance against security of development rights, receivables and inventory etc. and that there are some litigations over the land of the project.
3. That the Promoter undertakes to complete Phase I on or before 31/7/2018 for the proposed project (the details are mentioned in **Annexure-I** attached herewith).
4. For ongoing project on the date of commencement of the Act;

That seventy percent of the amounts to be realized hereinafter by the 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter shall confirm 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.

A. Aggarwal

(Anubhav Aggarwal)

Deponent

VERIFICATION

The contents of my above Affidavit cum Declaration, are true and correct and nothing material has been concealed by me there from.

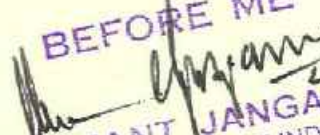
Verified by me at Mumbai on this ____ day of ____, 2017.

A. 

(Anubhav Aggarwal)

Deponent



BEFORE ME

HEMANT JANGAM
NOTARY, GOVT. OF INDIA
MUMBAI, MAHARASHTRA
29 JUL: 2017

Reg. No. V19KXV11
Sr. No. 783 Pg. No. 43
Date: 29 JUL: 2017

Annexure – 'I'

Tower A to D on CTS No. 104(pt), 106(pt), 224/1A, 224/1B in Village Ghodbunder, Mira Road.





Friday, March 12

11:38:28 AM

21248

No.



खातेदाराची प्रत / Party Copy

बॅसीन कॅथॉलिक को-ऑपरेटिव्ह बँक लि.

(शेड्युल्ड बँक)

Bassein Catholic Co-operative Bank Ltd.

प्रति मॅनेजर / To, The Branch Manager

मीरा रोड शाखा / Mira Road Branch

दि. / Dt. 05/03/2009

मुद्रांक शुल्क / Stamp Duty रु./Rs. 100/-

सेवा शुल्क / Service Charges रु./Rs. 10/-

एकूण दस्तऐवज / No. of Documents

एकूण / Total रु./Rs. 110/-

अक्षरी रुपये / Amount in Words

One Hundred & Ten only-

मुद्रांक शुल्क भरणाऱ्याचे नांव / Name of stamp duty

paying party- Shri / Smt.

M/s. RNA Builders (AA)

पत्ता / Address RNA House, 50,

Near Nariman Rd. East - 1

समोरच्या पक्षकाराचे नांव / Name of counter party

Shri / Smt. The Estate Investment

Company Pvt. Ltd.

व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction

Deed of Confirmation

धनादेश / पे ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे

नांव / Name of the Drawee Bank

CASH RECEIVED
(SCHEDULED BANK)

रोखपास / Cashier

आधिकार्याची सही

Authorised Signatory

मुद्रांक मिळालेले दस्तऐवज घेण्यास घेताना ही पावती आणणे

आवश्यक आहे / This counterfoil has to be presented
at the time of delivery of stamps.

गावाचे नाव

दस्तऐवजा

दस्ता ऐवजा

सादर करण

नोंदणी फी

नक्कल (३)

रुजवात (२)

आपणास

बाजारा- मु

नरलेले

देयबादा प्र

बँकेचे नाव

डीडी/घनाय

टनन-१०
/२००९



Friday, March 13, 2009

11:38:28 AM

पावती

Original

नोंदणी 39 म.

Regn. 39 M

पावती क्र. : 1540

गावाचे नाव घोडदर

दिनांक 13/03/2009

दस्तऐवजाचा अनुक्रमांक वनन10 - 01540 - 2009

दस्ता ऐवजाचा प्रकार मान्यता पत्र

सादर करणाराचे नाव: मे. आर एन ए विल्डर्स (ए-ए) चे मालीदार श्री अनिल कुमार अग्रवाल
यांच्या तर्फे कु मु. म्हणून श्री फलबंद मोर्य

नोंदणी फी :- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), :- 960.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (48)

एकूण रु. 30960.00

आपणास हा दस्त अंदाजे 11:53AM ह्या वेळेस मिळेल

सह दुय्यम निबंधक दफते १०

सह दु. नि. का-ठाणे १०

बाजार मूल्य: 1 रु.

नोबदला: 1 रु.

भरलेले मुद्रांक शुल्क: 100 रु.

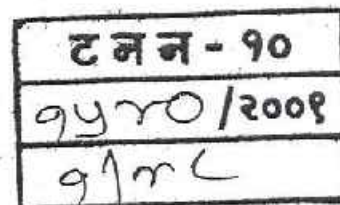
देयकाचा प्रकार डीडी/घनाकर्षाद्वारे

बँकेचे नाव व पत्ता: पंजाब नॅशनल बँक- शाखा मुंबई;

डीडी/घनाकर्ष क्रमांक 394394; रक्कम: 30000 रु.; दिनांक: 03/03/2009

Phalekhan

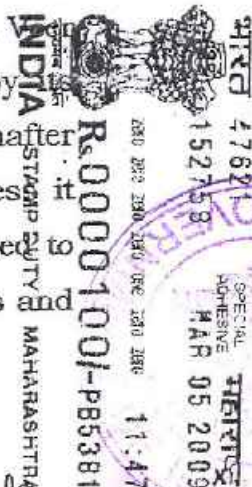




DEED OF CONFIRMATION

THIS DEED OF CONFIRMATION is made and entered into at Mumbai, this 5th day of March 2009 BETWEEN **M/s. THE ESTATE INVESTMENT CO. PVT. LTD.**, a Company incorporated under provisions of Companies Act, 1956 having its registered office at Seksaria Chambers, 4th floor, 139 Nagindas Master Road, Fort, Mumbai 400 001 represented by its one of the Director **MR. NANDKUMAR K. SEKSARIA** hereinafter called the **VENDORS** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor and assigns)) of the ONE PART A N D **M/s. R.N.A BUILDERS (AA)** a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its registered office at RNA House, 50, Nariman Road, Fort, Mumbai 400 001, represented by one of the partner **MR. ANILKUMAR AGARWAL** hereinafter called the **PURCHASERS** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the O T H E R P A R T;

BASSEIN CATHOLIC CO-OP. BANK LTD., SHEETAL SAROVAR, SHEETAL NAGAR, NEAR MIRA ROAD TELEPHONE EXCHANGE, MIRA ROAD (E), DIST.-THANE-401 107.
D-5/STP(V)/C.R.1021/03/05/516 TO 519



AUTHORISED SIGNATORY
For BASSEIN CATHOLIC CO-OP. BANK LTD.