

महाराष्ट्र MAHARASHTRA ○ 2017 ○ SK 691740

NOTARY RAMAKANT L. YADAV MUMBAI MAHARASHTRA Regn. 2861 Exp. 17-3-2020 GOVT. OF INDIA

NOTARIAL NOTARIAL NOTARIAL

प्रधान मुद्रांक कार्यालय, मुंबई
प.म.लि.क. ८०००९५
26 JUL 2017
सक्षम अधिकारी

श्री. प्र. ना. चिंचघरे

FORM 'B'

[See rule 3(4)]

NOTARIAL NOTARIAL

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Moonshine Realtors Pvt. Ltd., promoter of the proposed project known as "SHANIYA HEIGHTS", duly authorized by the promoter vide its resolution dated 12.07.2017;

I Sohail Hanif Hingora, director of promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed and have/has a legal title to the land on which the development of the proposed project is to be carried out

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is 31.12.2020.

4. 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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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 I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

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 on this 29th day of July 2017.

Deponent

NOTARY ★★★ RAMAKANT L. YADAV MUMBAI MAHARASHTRA Regn. 2861 17-3-2020 GOVT. OF INDIA

BEFORE ME

RAMAKANT L. YADAV
NOTARY
GOVT. OF INDIA