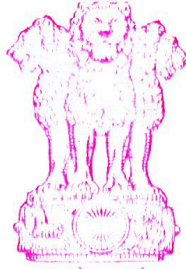


भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

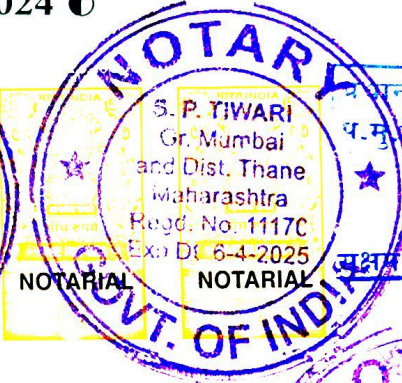
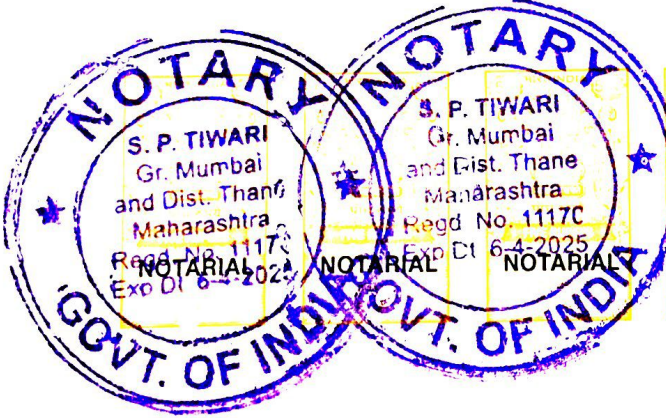


भारत INDIA
INDIA NON JUDICIAL

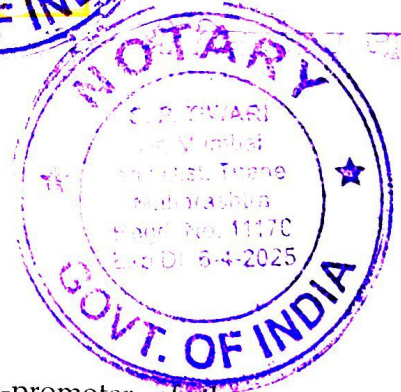
महाराष्ट्र MAHARASHTRA

2024

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प्रमाण मुद्रा कार्यलय, मुंबई
प.मु.चि.क्र. 20000096
12 NOV 2024
सक्षम अधिकारी



FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Junaid Iqbal Memon of Co-promoter of the proposed project known as "Saniya Heights" being lying and situate at Final Survey No./Plot No. 14, 15, 19, 20, 21, 22, 23, 24 Cts No. 4037P, 4039P, S.No. 32/2, 36/2, 36/3, 37, 38, 74/3 At Bhiwandi, District-Thane, Pin-421302.

I am Co-promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That I as Co-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 31/12/2025.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 this 14th day of November 2024.

Deponent



BEFORE ME

S. P. TIWARI
M.A., LL.B.
NOTARY
Maharashtra
(Govt of India)

15 NOV 2024