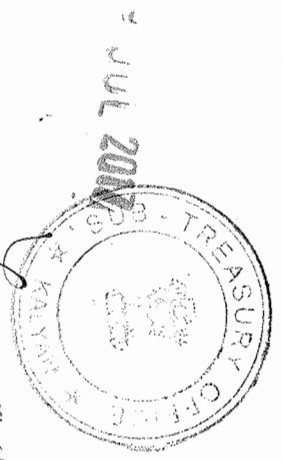




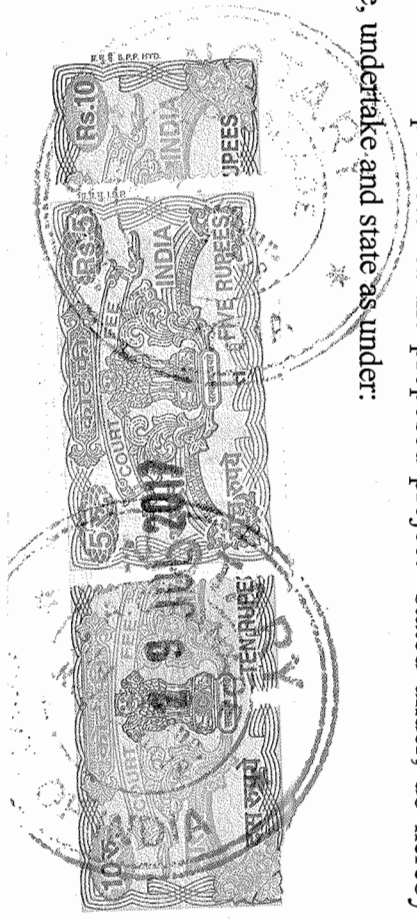
महाराष्ट्र सरकार
GOVERNMENT OF MAHARASHTRA
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9 JUL 2017
PZ 356445



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 M/s. RAI RESIDENCY PRIVATE LIMITED,
having registered Office at – Sai Ganesh Sankul, Vijay Nagar, Near Church, Tal.
Kalyan, Dist. Thane - 421 306, Maharashtra state, acting through its director MR.
MANOJ RAI promoter of the proposed project stated under, do hereby solemnly
declare, undertake and state as under:



That of M/s. RAI RESIDENCY PRIVATE LIMITED, having registered Office at - Sai Ganesh Sankul, Vijay Nagar, Near Church, Tal. Kalyan (E), Dist. Thane - 421 306, Maharashtra state, acting through its director Mr. MANOJ RAI , promoter of the proposed project **Rai's Heritage** which is being developed in/on/over all the piece and parcel of land area comprised under Survey no: 5 Hissa no: 2 & Survey no: 6 Hissa no: 2 approximate development area comes about 3639.66 sq meters, (Undivided) situate, lying and being at Near Kamladevi Collage, Behind Vitthalwadi Bus Depot, Village Katemanivali, Taluka Kalyan in the registration District Thane and sub district and within the jurisdiction of sub registrar of Assurances --in the registration district and sub district of Thane , do hereby solemnly declare, undertake and state as under:

2. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed OR have/has 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 the project land is free from all encumbrances.

OR

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.

4. That the time period within which the project shall be completed by me/promoter from the date of registration of project;

5. (a) For new projects :

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.

(b) For ongoing project on the date of commencement of the Act (i) That seventy per cent of the amounts to be realised hereinafter 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.

OR (ii) That entire of the amounts to be realised hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

6. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 6. That I / 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.

7. That I /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ 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.

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

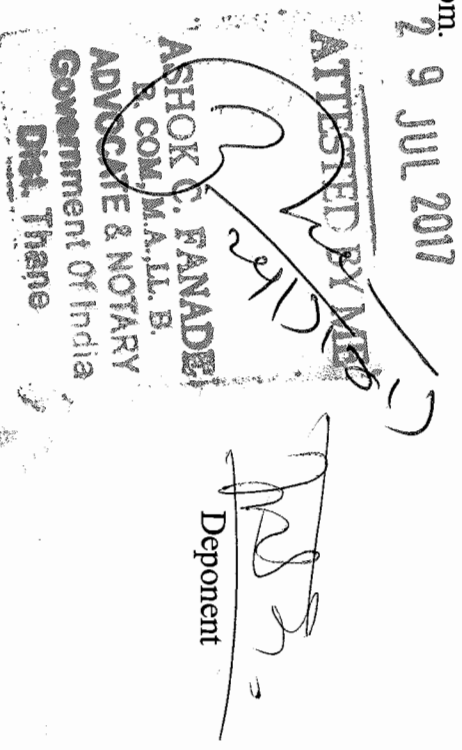
10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

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 on this day of:



Deponent