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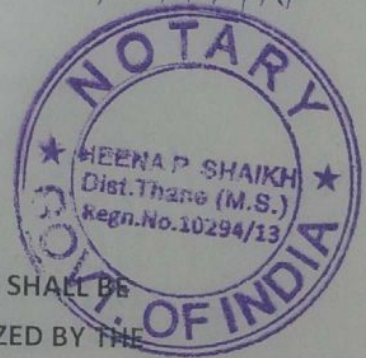
2017

RZ 345219



उप कोषागार कार्यालय,
मिबंदी
- 7 JUL 2017
उप कोषागार अधिकारी
मिबंदी

दि. 7/7/17



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/Ms. Haresh Sobhani as Co-Promoter of DAMJI HARI
INFRASTRUCTURE PRIVATE LIMITED promoter of the proposed project PENTAGON
ENCLAVE have authorized the promoter of the proposed project, vide its/his/their
authorization dated 25TH September 2015.

[Handwritten signature]

धोखाधडी
कारणासाठी (अनुबंध - ४)

ज्या कोणाचे नाव द्यावे.....

ज्यासाठीचे कारण.....

ज्या विकत घेणाऱ्याचे नाव व रहिवासी पत्ता.....

॥ २१ सप्टेंबर ॥.....

ज्याची मालकी अनुक्रमसंख्या..... दि. ११/०२/१८

ज्याचे असल्याचे जावे नाव २१ जून २१ सप्टेंबर ११/०२/१८

ज्यांचे विकत घेणाऱ्याची/हस्ते सही.....

ज्यांचे विकत घेणाऱ्याची सही/(ए. ए. ए. ए.).....

ज्यांचे विकत घेणाऱ्याची सही.....

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ज्यांचे विकत घेणाऱ्याची सही.....



I, **Mr. Haresh Sobhani Co-Promoter of DAMJI HARI INFRASTRUCTURE PVT LTD** promoter of the proposed project **PENTAGON ENCLAVE**)do hereby solemnly declare, undertake and state as under:

1. That I/ promoter have 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 me as owner and promoter for development of the real estate project is enclosed herewith.

2. 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, are as under
Details of Litigation: Adjacent Agriculture villager demanding an access his land.

Sr No.	Project Name	Name of the court	Type of Case	Petition	Case No.	Year	Preventive order if any	Present status
1.	Pentagon Enclave	City Civil Court, Shahapur, Thane District	Access demand by neighbor land owner	Suit	7/17	2017	Their Application Rejected	Suit pending

Haresh Sobhani

2.	Pentagon Enclave	City Civil Court, Kalyan, Thane District	Access demand by same neighbor land owner	Suit	57/17	2017	Filed Caveat application in the court of Add: Dist: & Session Judge at Kalyan. Sr. No. 46/2017 prior to their Appeal.	Suit Pending
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3. That the time period within which the project shall be completed by the promoter from the date of registration of project; i.e. 31ST December 2019.

4. (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.~~

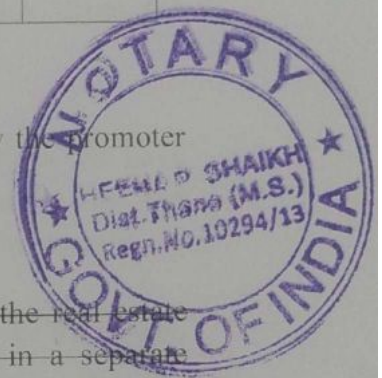
(b) For ongoing project on the date of commencement of the Act

~~(i) That seventy per cent of the amounts to be realised hereinafter by the promoter / Co-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 respectively 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.~~

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



[Handwritten signature]

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.

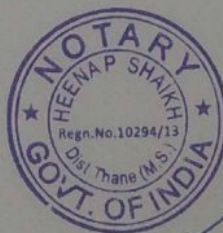
[Signature]
Deponent

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 *[Signature]* on this 24th day of JULY 2017 -

[Signature]
Deponent



**BEFORE ME
NOTARY**

HEENA P. SHAIKH
ADVOCATE & NOTARY
B-2/204, Sukh Sheetal CHS Ltd.,
Opp Lawkim Co. G.B. Road,
Thane-400 607

NOTED & REGISTERED
Sr No 29899/2017

26 JUL 2017