Sienna Wing F

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2018 ◐ UM 587891

GOVERNMENT OF INDIA NOTARY HEMANT JANGAM MUMBAI MAHARASHTRA Regn. No.4782 Expiry Date 20-10-2022

प्रधान मुद्रांक कार्यालय, मुंबई
- 1 FEB 2019
सक्षम अधिकारी

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. Rakesh Pai, duly authorized by the promoter of the proposed project, vide its authorization dated 14th January 2019;

I, Rakesh Pai, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title Report to the land on which the development of the project is proposed 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.

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

S D Corporation Pvt. Ltd.
S. P. Centre
41/44, Minoo Desai Marg,
Colaba, Mumbai - 400 005

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे रहिवाशी पत्ता _____

मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक 3898 _____ दिनांक _____

मुद्रांक विकत घेणाऱ्याची सही

परवाना क्रमांक : ८००००१०

मुद्रांक विक्रीचे ठिकाण/पत्ता [illegible]
सीमला स्टेशनरी मार्ट, [illegible] - 5 FEB 2019
एम. जी. रोड, सीधी [illegible], मुंबई - २३

शासकीय कार्यालयासमोर /न्यायालयासमोर [illegible] सादर करणेसाठी मुद्रांक कागदाची आवश्यकता नाही. (शासन आदेश नं. ०१/०७/२००४ नुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक [illegible] [illegible]पासून ६ महिन्यात वापरणे बंधनकारक आहे

5 FEB 2019

1.1 The Promoter has a legal title report to land bearing CTS No. 840A/1 forming part of Larger Layout bearing CTS No. 837 to 840 and corresponding Survey No. 55 & 56 of Village Poiser, Taluka Borivali, situated at Samata Nagar, Kandivali (East), Mumbai – 400 101 ("the said Land") on which development of the project "Siennaa Wing F" ("the Real Estate Project") is proposed. AND a legally valid authentication of title of the said Land is provided /uploaded by the Promoter with the Maharashtra Real Estate Regulatory Authority ("Authority").

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

3. That the time period within which the project shall be completed the promoter from the date of registration of the project is by 31st December 2023

4. That seventy per cent 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 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 pending approvals on time, from the competent authorities.

8. That 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 the promoter has 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.

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 - 6 FEB 2019 day of February, 2019

BEFORE ME

HEMANT JANGAM
NOTARY, GOVT. OF INDIA
MUMBAI, MAHARASHTRA
- 6 FEB 2019

Deponent

Reg. No. Ha11852
Sr. No. 579 Pg. No. 32
Date :- 6 FEB 2019