

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

NOTARY S. M. N. Naqvi Mumbai & Thane Dist. Reg. No. 3054 GOVERNMENT OF INDIA

महाराष्ट्र MAHARASHTRA

जोडपत्र 2

मुद्रांक विक्री नोंदवही अनुक्रमांक ..... दिनांक ..... UY 021295

दस्ताचा प्रकार ..... Agg

दस्त नोंदणी करणार आहे का ? :- होय / नाही No

मिळकतीचे थोडक्यात वर्णन .....

मुद्रांक विकत घेणा-याचे नांव ..... HGP COMMUNITY PVT. LTD.

हस्ते असल्यास त्यांचे नांव, पत्ता ..... 514, Dalamal Towers, FPJ Marg, Nariman Point, Mumbai-400 021.

सही .....

दुस-या पक्षकाराचे नाव ..... RERA

मुद्रांक शुल्क रक्कम .....

परवानाधारक मुद्रांक विक्रेत्याची सही (सौ. शिल्पा एस.नाईक) : .....

तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता :- नाईक कमर्शियल सेंटर, शॉप नं. 2, आनंद पॅलेस बिल्डींग, भवानी चौक, टेंबी नाका, ठाणे (प).

(परवाना क्र.: 1201033)

(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून सहा महिन्यात वापरणे बंधनकारक आहे.)

जिल्हा कोषागार कार्यालय, ठाणे

जिल्हा कोषागार कार्यालय, ठाणे

22 APR 2019

मुद्रांक प्रमुख लिपीक

22/4/2019

Hanumant Koli Prwai Mum

'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 **Mrs. Kamal Hiranandani, Mrs Alka Hiranandani, Mrs. Asha Bhatia and Mr. Arun Shetty,** Directors of **M/s HGP Community Private Limited** promoter of the proposed project known as **"Sorrento" Building**

HGP COMMUNITY PVT. LTD. MUMBAI

on the plot / Land bearing CTS no's. 13A/1/1A (Pt.) & 10B/3 (Pt.) at Village-Powai in Sector VI-A Division Konkan, Taluka Kurla Mumbai – 400 076.vide their authorization.

Presently we have got approval for "Sorrento" 2 basement + stilt + 1 upper floor and the proposed building will be 2nd to 22nd upper floors.

We **Mrs. Kamal Hiranandani, Mrs Alka Hiranandani, Mrs. Asha Bhatia and Mr. Arun Shetty** Directors of **M/s HGP Community Private Limited** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. We have 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.

2. The project land and the proposed building is free from all encumbrances **and RERA account is maintained at Oriental Bank of Commerce,** Powai, Mumbai. **RERA a/c is as under :**

   HGP Community Pvt.Ltd. A/c Sorrento RERA A/c BEARING NO. 06321232000124.

The details of Encumbrances and litigations are as under:

- Encumbrances : NIL
- No Litigation : The said Building is being constructed as per and in compliance to the Judgement dated 22.02.2012 passed by the Hon'ble Bombay High Court in PIL nos. 131/2008, 91/2008 & 21/2010.

3. That the time period within which the project shall be completed by promoter from the date of registration of project; i.e. **30th December 2023.**

4. (a) For new projects :
   That seventy per cent of the amounts realized by 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.

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

~~(i) That seventy per cent of the amounts to be realized 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.~~

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 the 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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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

For HGP COMMUNITY PVT. LTD.

Director / Authorised Signatory

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Mumbai on this ____day of _____,2019.

Deponent

For HGP COMMUNITY PVT. LTD.

Director / Authorised Signatory

BEFORE ME

19-6-19

S. M. N. NAQVI
Notary Govt. of India
49, Roshan Estate, Jari Mari,
Kurla (W), Mumbai - 400 070.

NOTARY S. M. N. Naqvi Mumbai & Thane Dist. Reg. No. 3054 GOVERNMENT OF INDIA