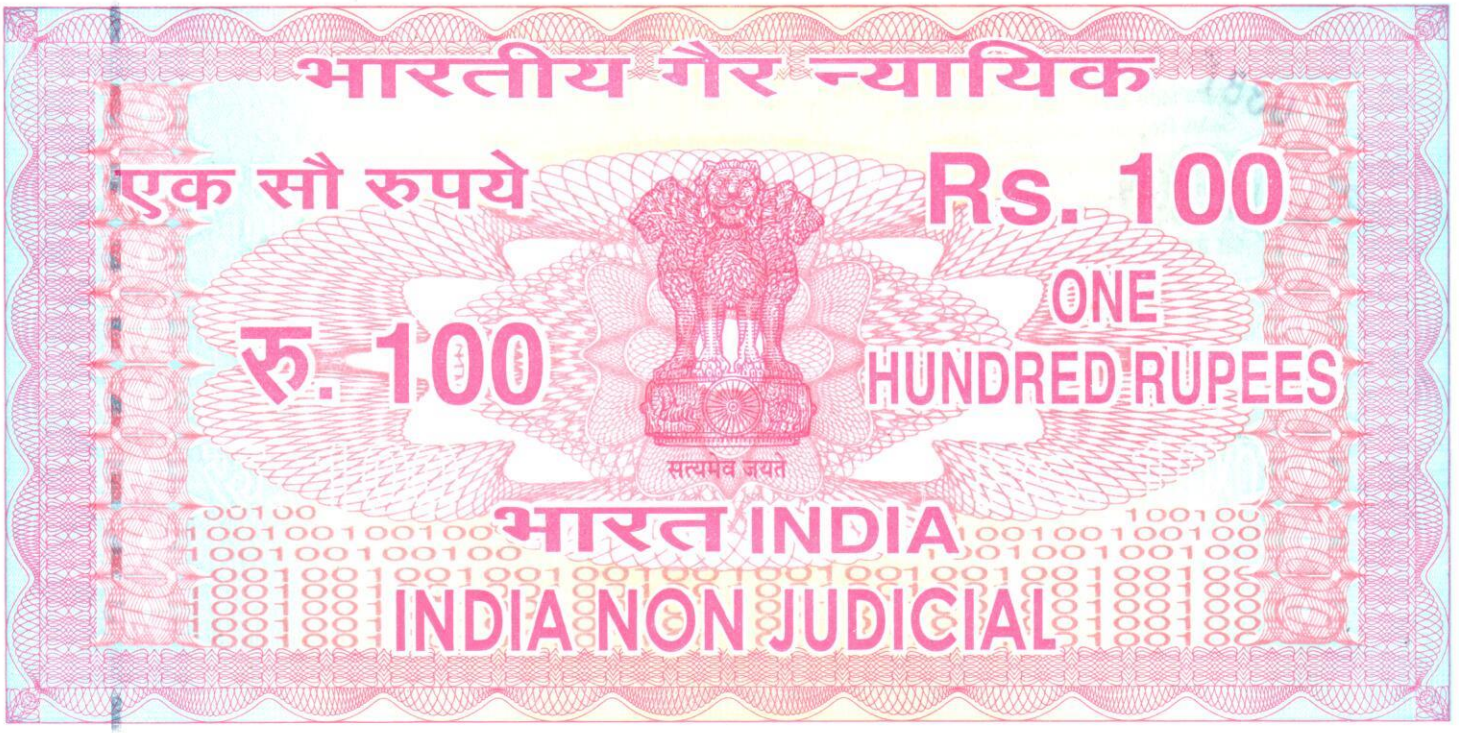


महाराष्ट्र MAHARASHTRA ◑ 2019 ◑ VL 040196

प्रधान मुद्रांक कार्यालय, मुंबई
प.म.वि.क्र. ८०००००७
- 9 JUL 2019
सक्षम अधिकारी

श्री राजाराम म. परब

FORM 'B'
[See Rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum declaration of **M/s. Royal'S Realtors.**, having office address at B-3, Avani Apartments, W.E. Highway, Dahisar (East), Mumbai- 400 068 acting through its Partner Mr. Mitesh Ashok Lal, Promoter of the proposed project states as under:

That M/s. Royal's Realtors having office address at B-3, Avani Apartments, W.E. Highway, Dahisar (East), Mumbai- 400 068 through our Partner Mr. Mitesh Ashok Lal, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That Royal's Realtors have a legal title report to the land on which the development of the proposed project is to be carried out.

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

3. That the time period within which the project shall be completed by promoter from the date of registration of project will be 36 month from the registration of project under MAHARERA.

4. For ongoing project on the date of commencement of the act
   (I) That seventy percent of the amounts to be released hereinafter 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 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 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.

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.

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 us at Mumbai on this 31st day of July 2019.

For M/s. Royal's Realtors

Royal's Realtors

(Mr. Mitesh Ashok Lal)
Partner
Deponent