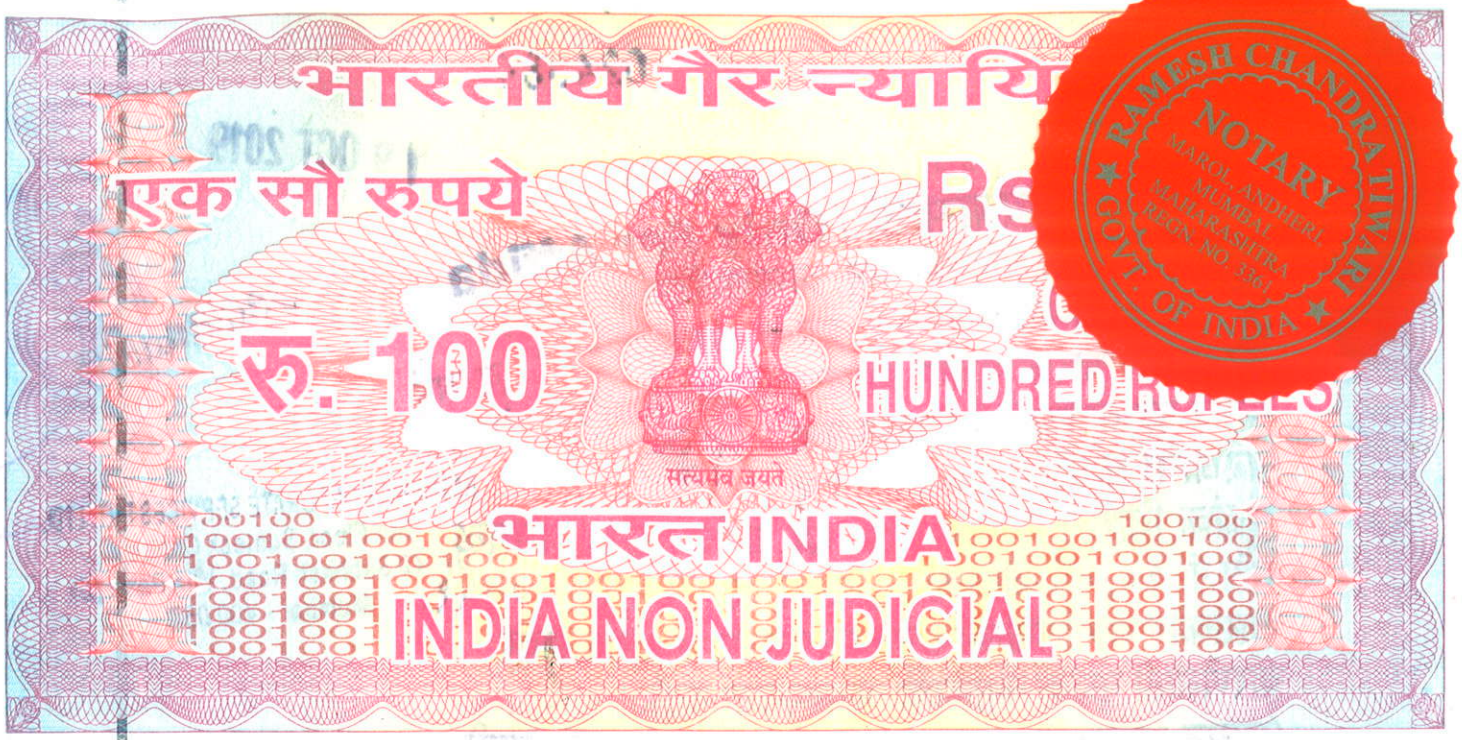


महाराष्ट्र MAHARASHTRA ◐ 2019 ◐ VU 787643



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८०००१९
- 4 OCT 2019
सक्षम अधिकारी

श्री. सी. टी. आंबेकर

Sr. No.
21074

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Manoj Agarwal, director of Satguru Corporate Services Private Limited, duly authorized by the promoter of the project "**4TH Avenue Sunteck City**", vide its authorization/ Board Resolution dated **10th October 2019**;

I, Mr. Manoj Agarwal duly authorized by the Promoter of the proposed project "**4TH Avenue Sunteck City**" do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title Report dated 2nd November 2019 to the land on which the development of the project is proposed and in terms of provision of Chapter II of Rera Rules, The Promoter is the owner of the project land the said title report dated 2nd November 2019 issued by Wadia Ghandy & Co. authenticates the title of the promoter;

2. That the project land is free from all encumbrances, except a Bombay High Court Suit No. 493 of 2015, where in no adverse orders are passed. The said suite is pending and does not affect the title of the Company.

3. That the time period within which the project shall be completed by the promoter from the date of registration of project is 31-12-2024.;

4. That seventy per cent of the amounts to be realised 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 the 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 utilised 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 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.

M. Agarwal

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 21st day of November 2019.

NOTARY
RAMESH CHANDRA TIWARI
AREA-MAROL PIPELINE
ANDHERI (E), MUMBAI
STATE OF MAHARASHTRA
REGN.3361
DATE OF EXP.06-03-2021
GOVT. OF INDIA

BEFORE ME

21/11/19

RAMESH CHANDRA TIWARI
ADVOCATE & NOTARY
GOVT. OF INDIA
Res. 129, A-Wing, Appli Ekta Hsg. Soc.
[illegible] Pada, Marol Naka, A. K. Road,
Andheri (E), Mumbai-400 059.

M. Agarwal

Deponent