

महाराष्ट्र MAHARASHTRA © 2019 © VII 511668

FORM 'B'
[See rule 3(4)]

प्रधान मुद्रांक कार्यालय, मुंबई.
प.म.वि.क. ८०००००२
1 OCT 2019
सक्षम अधिकारी

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. ABHAYJEET SAKALNARAYAN DUBEY, Director of "Sudhanshu Infrastructures Pvt. Ltd.",** promoter of the proposed project **(ANIRAJ TOWER CHS LTD)** vide its authorization dated 20-11-2019 ;

I, **Mr. ABHAYJEET SAKALNARAYAN DUBEY,.** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/ promoter have / has a legal title Report to the land on which the development of the Project is proposed

OR

That I/ promoter have/has a legal title Report to the Land on which the development of the proposed Project 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. That the said project land is free from all encumbrances.

For Sudhanshu Infrastructures (P) Ltd.

Director

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

4. (a) For new projects:

That seventy per cent of the amounts realized 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) The seventy percent of the amounts to be realized hereinafter by me/promoter for the real estate project 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 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 used only for that purpose, since the estimated receivable of the project is less that 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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 I / promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ 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 / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / Promoter Shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For Sudhanshu Infrastructures (P) Ltd.

Director

Deponent

ABHAYJEET SAKALNARAYAN DUBEY

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 **20th day November 2019**. For Sudhanshu Infrastructures (P) Ltd.

Director

Deponent

ABHAYJEET SAKALNARAYAN DUBEY

NOTARY K. P. PAL GR. MUMBAI REG. No. 9142 Exp. Dt. 16/11/2021 GOVT. OF INDIA

BEFORE ME

20/11/2019

K. P. PAL
Advocate & Notary
Govt. of India
R. No. 5, Ratan Kashi Niwas,
Anand Nagar, S. S. Road,
Bandup (W), Mumbai - 400 078.

20 NOV 2019