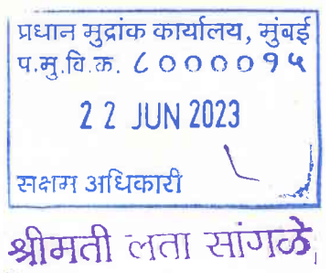


महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 56AA 646522





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 M/S SHREEJI REALTIES PRIVATE LIMITED, constituted Attorney to VENUS TILES AND MARBLES MANUFACTURING LIMITED (land owner) of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

M/S SHREEJI REALTIES PRIVATE LIMITED constituted Attorney to VENUS TILES AND MARBLES MANUFACTURING LIMITED (owner) of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

30 JUN 2023

000924

जोडपत्र - 9 Annexure - 9

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव

मुद्रांक विकत घेणाऱ्याचे रहिवाशी पत्ता

मुद्रांक विक्रीबाबतचा नोंद वही

मुद्रांक विकत घेणाऱ्याची सही

SHREEJI REALTIES PVT. LTD.
1, Saurabh Bldge,
Chakala A. K. Road,
M. V. Road, Andheri (E),
Mumbai - 400093.

30 JUN 2023

मुद्रांक विकत घेणाऱ्याची सही

परवाना क्रमांक : ८००

मुद्रांक विक्रीचे ठिकाण/पत्ता : अंधेरी कोर्ट बार असोसिएशन

एम. एम. कोर्ट, अंधेरी रेल्वे स्टेशनच्या बाजुला, अंधेरी (पूर्व), मुंबई - ६९

[illegible]

1. That constituted Attorney to owner have / has a legal title Report to the land on which the development of the project is proposed
OR
have/has 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. That the project land is free from all encumbrances.
OR
That details of encumbrances _ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by constituted Attorney to owner from the date of registration 15/08/2029

4. (a) For new projects :
That seventy per cent of the amounts realised by constituted Attorney to owner 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) That seventy per cent of the amounts to be realised hereinafter by constituted Attorney to owner 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 constituted Attorney to owner 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 constituted Attorney to owner 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 constituted **Attorney to owner** shall take all the pending approvals on time, from the competent **authorities.**

8. That constituted Attorney **to owner** 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 constituted Attorney **to** owner have / has furnished such other documents as have been prescribed by **the rules** and regulations made under the Act.

10. That constituted **Attorney to owner** shall not discriminate against any allottee at the time of allotment.

Solemnly affirmed at Mumbai

On this 05th July 2023

FOR SHREEJI REALTIES PVT LTD,

SHREEJI REALTIES PVT. LTD. MUMBAI 400 093

(DIRECTOR)

UDAI PRAKASH(M.A.LL.B.,)
ADVOCATE & NOTARY GOVT. OF INDIA
MUMBAI (MAHARASHTRA)
REG. NO. 9972
Inshwadi, Kharodi Village
Mumbai - 400095

UDAI PRAKASH(M.A.LL.B.)

NOTARY GOVT. OF INDIA
UDAI PRAKASH
Mumbai (Maharashtra)
Regn. No. 9972
Exp. Date 27/07/2023