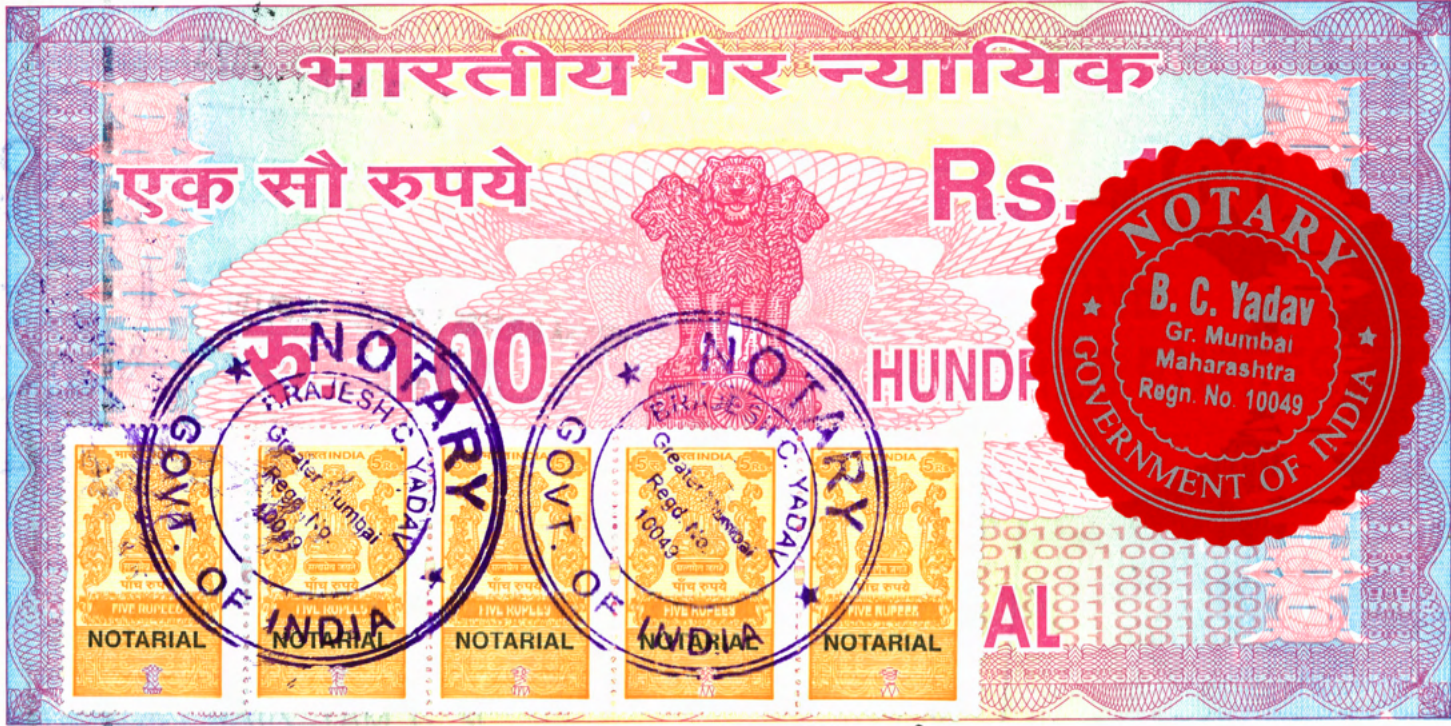


Not

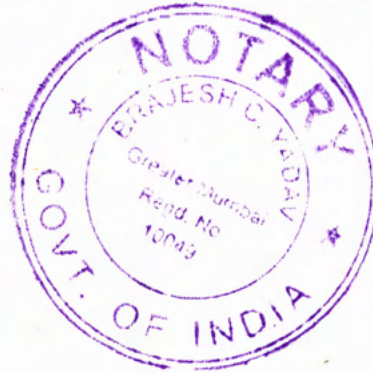
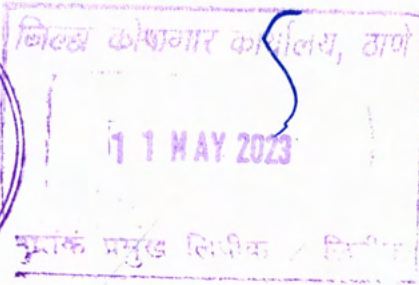


महाराष्ट्र MAHARASHTRA

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23 MAY 2023

54AA 366424



FORM - 'B'

Affidavit cum Declaration

Affidavit-cum-Declaration of M/s. Hemera Builders and Developers Pvt. Ltd. Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 28/12/2022.

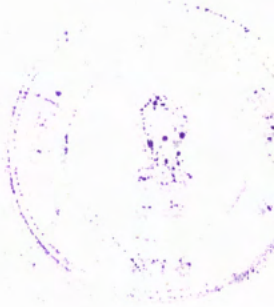
I, M/s. Hemera Builders and Developers Pvt. Ltd. Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, Mr. Madhusudan Parshuram Damle & others have a legal title 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

जोडपत्र-१ (अ.क. २०००/१०००)

23 MAY 2023

मुद्रांक विहीन नोंदवही अ.क.	214249	दिनांक	
दस्तावा प्रकार:	AA		
परम नोंदणी करणार आहे का ?		होय/नाही	
मिळकतीचे थोडक्यात वर्णन:	For HEMERA BUILDERS & DEVELOPERS (P) LTD.		
मुद्रांक विकत घेणाऱ्याचे नांव:	Mano		
हस्त अमल्यास त्याचे नांव:	Naupada		
पत्ता व सही:	DIRECTOR		
दुसऱ्या पक्षकाराचे नांव (जोडपत्र-१ वगळता)			
मुद्रांक शुल्क रु. रुपये:	१००/५००		
मुद्रांक दिलेला परवाना क्र. १/८८	78		
मुद्रांक दिलेल्याची राही (काशिनाथ सि. कांबळे):			
मुद्रांक विक्रीचे ठिकाण:	हरशिलदार कंपाऊंड बाहेर, ठाणे-४०० ६०९.		
23 MAY 2023			
ज्या कारणासाठी मुद्रांक करतो ते त्या कारणासाठी मुद्रांक करणे कल्याणद्वारे नोंदवहीत नोंद घेतले जाई.			



land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

That, the said land is free from all encumbrances.

That the time period within which the project shall be completed by me is 30/09/2028.

That, seventy per cent of the amounts realized by me 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.

That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

That, I 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.

That, I shall take all the pending approvals on time from the competent authorities.

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

That, I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


Deponent

M/s. Hemera Builders and Developers Pvt. Ltd.

Verification

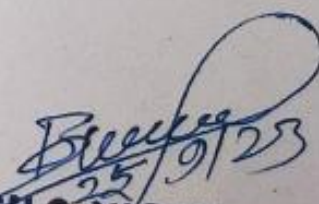
I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 25th day of Sept. 2023


Deponent

M/s. Hemera Builders and Developers Pvt. Ltd.




BRAJESH C. YADAV
ADVOCATE & NOTARY
GOVT. OF INDIA
Flat No. 505, Bldg. No. 21-G, Laxmi C.H.S.,
Sangharsh Nagar, Chandivali Farm Road,
Andheri (East), Mumbai-400 072