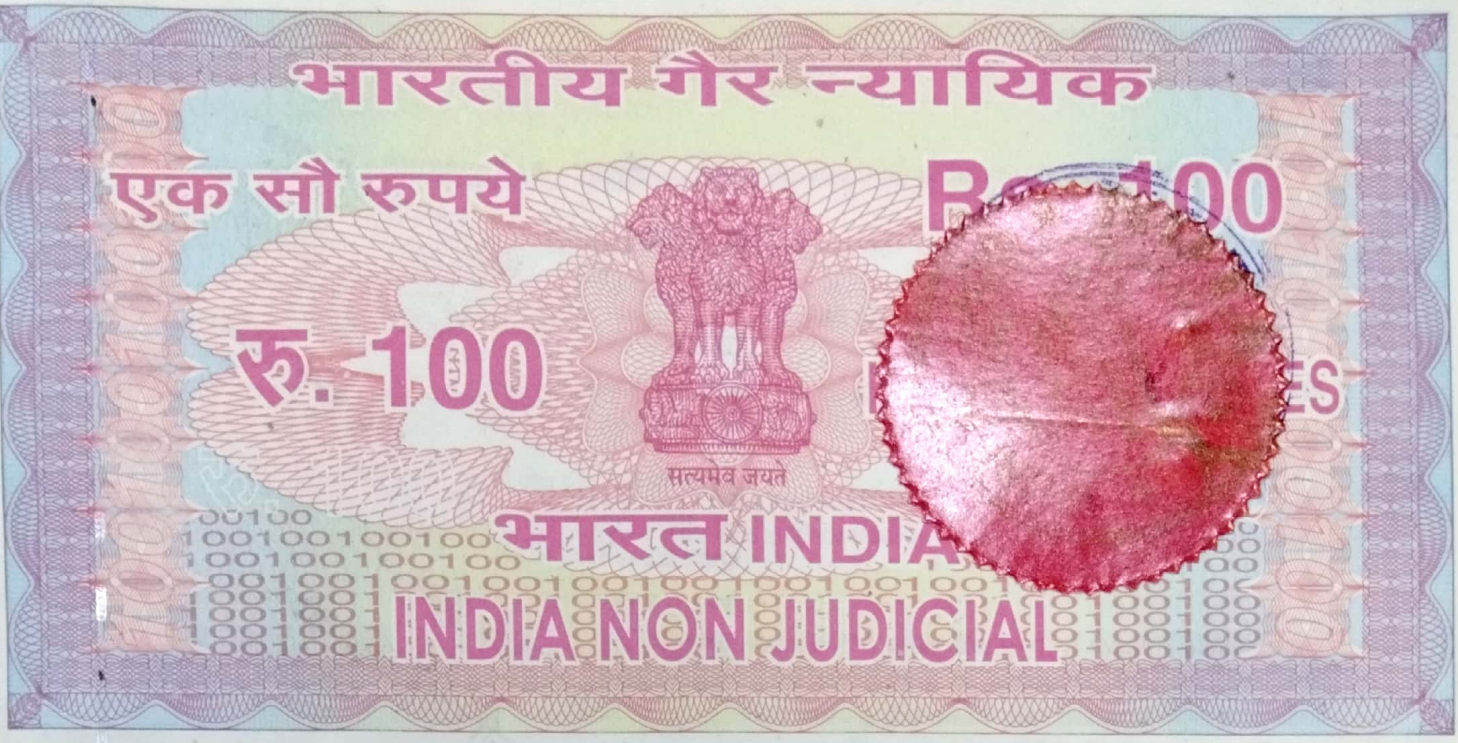


महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ 50AA 063510



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८०००२७
23 MAY 2023
समक्ष अधिकारी
श्रीमती स्नेहा भोसले

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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration by Mr. NAUSHADALI HABIBALI HASHMI on behalf of **Star Rise**, Partner, duly authorised by the promoter of the proposed project "Sayba ORCHID" vide its authorisation dated 10/06/2023,

Scanned with CamScanner

I, Mr. NAUSHADALI HABIBALI HASHMI 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 promoter has a legal title to the land on which the development of the project is proposed.

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

3. That the time period within which the project shall be completed by promoter is 31/12/2026.

4. That seventy per cent of the amounts realised 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 and shall be used only for that purpose.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

7. That 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

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

10. That promoter 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.

For Star Rise

Deponent

Partner

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 21/06/2023.

For Star Rise

Deponent

Partner

VINAYAK S. JAGDALE
ADVOCATE
KURLA COURT, MUMBAI - 70.

NOTARY
M. ARSHAD EJAZ
GR. MUMBAI
MAHARASHTRA
Date of Expiry
19/01/2023
Regd. No. 6917
GOVT. OF INDIA

BEFORE ME
23/06/2023
M. ARSHAD EJAZ
NOTARY GOVT OF INDIA
23 JUN 2023

Scanned with CamScanner