भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 HUNDRED ONE

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ 50AA 063511

NOTARY M. ARSHAD ELIAZ GR. MUMBAI MAHARASHTRA Date of 19/01/2026 Regd. No. 6917 GOVT. OF INDIA

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

Affidavit cum Declaration of. Mr. Naushad Ali Habib Ali Hashmi **partner of M/s Star Rise** , constituted Attorney to **NEHRU NAGAR ANAND CO-OPERATIVE HOUSING SOCIETY LTD** (land owner) of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, Mr. Naushad Ali Habib Ali Hashmi **partner of M/s Star Rise** , constituted Attorney to **NEHRU NAGAR ANAND CO-OPERATIVE HOUSING SOCIETY LTD** of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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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 ; 31/12/2026

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.

Deponent
For Star Rise
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
Partner

BEFORE ME
23/06/2023

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

M. ARSHAD EJAZ
NOTARY, GOVT OF INDIA

23 JUN 2023

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