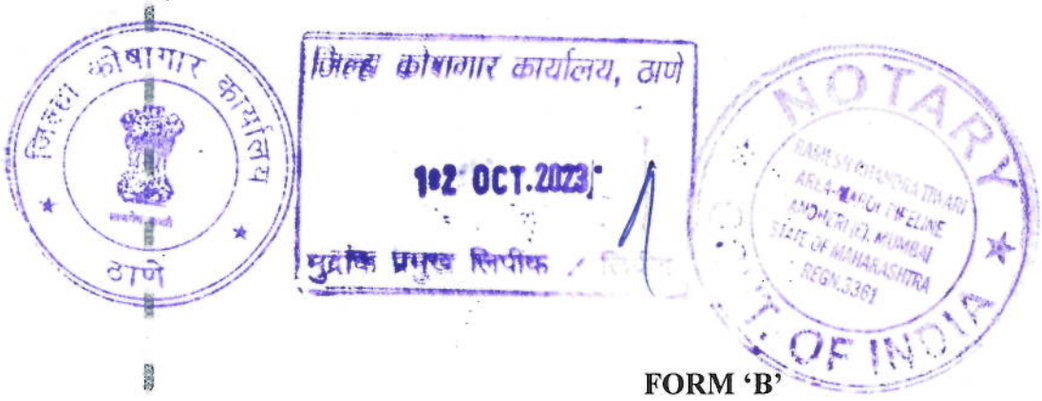
form B
Land owner
Trinity







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 SUBHASH NAGAR CHEMBUR TRINITY CO-OPERATIVE HOUSING SOCIETY LIMITED, through its constituted Attorney M/S ROHA REALTY PRIVATE LIMITED of the proposed project / duly authorized by the Society vide Power of Attorney dated 11th April, 2023.

I, SUBHASH NAGAR CHEMBUR TRINITY CO-OPERATIVE HOUSING SOCIETY LIMITED, through its constituted Attorney M/S ROHA REALTY PRIVATE LIMITED of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

17 OCT 2023

Roha Realty Pvt Ltd

Roha

17 OCT 2023

00423555

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 detail 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 31/12/2027.

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.


NOTARY
RAMESHCHANDRA TIWARI
AREA-MAROL PIPELINE
ANDHERI (E), MUMBAI
STATE OF MAHARASHTRA
REGN.3361
GOVT. OF IN

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.

ROHA REALTY PRIVATE LIMITED MUMBAI

Solemnly affirmed at Mumbai

This 19th day of October 2023)

DEPONENT

Witness :-

1.

2.

NOTARY RAMESH CHANDRA TIWARI AREA-MAROL PIPELINE ANDHERI (E), MUMBAI STATE OF MAHARASHTRA REGN.3361 GOVT. OF INDIA

19/10/23

RAMESH CHANDRA TIWARI
ADVOCATE & NOTARY
GOVT. OF INDIA
Res. 129, A-Wing, Appli Ekta Hsg. Soc.
Nav Pada, Marol Naka, A. K. Road,
Andheri (E), Mumbai-400 059