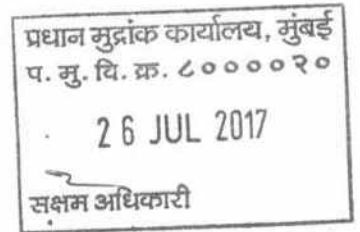




महाराष्ट्र MAHARASHTRA

● 2017 ●

SK 630048



श्री. हेमंत सायंत

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Joy Kapur duly authorized by the promoter of the proposed project, vide its authorization dated 27 January 2015,

I, Joy Kapur duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter 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.



27 JUL 2011
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2. That the details of encumbrances are: a mortgage created on the project land in the favour of Corporation Bank, a body corporate constituted under the Building Companies (Acquisition and Transfer of Undertakings) Act, 1980 (Index II attached).
3. That the time period within which the project shall be completed by the promoter from the date of registration of project shall be upto 31 July 2020;
4. That entire of the amounts to be realised hereinafter by the 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, 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 the promoter 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 the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter 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 the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Deponent

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 Joy Karve Mumbai on this 28 day of JULY 17

BEFORE ME

REHANA A. KESURI
NOTARY, UNION OF INDIA
REGD. No. 854

533, CHIRA BAZAR,
MUMBAI-400 002.

210/17 28/7/2017

Deponent