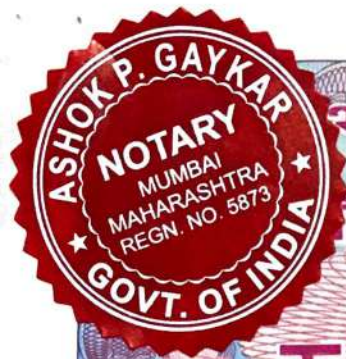




महाराष्ट्र MAHARASHTRA

2021

ZA 179944



FORM "B"

[SEE RULE 3(4)]

**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 MS.PRIYAA GURNANI PROMOTER OF THE PROPOSED PROEJCT MORAJ OPULENCE FOR CONSTRUCTION OF RESIDENTIAL TOWER of land admeasuring 2327.71 Sq.mts area on which it is proposed to develop an Rehab and Sale Building situated on property bearing F.P.No.15, TPS II, Mahim Division, Near City Light Cinema, Mahim , Mumbai-400016. Demarcated by its boundaries (latitude and longitude of

FOR MORAJ AHN DEVELOPERS LLP

Priyaa Gurnani
PARTNER

the end points) 19°01'49.308" N – 72°50'28.026" E to the North, 19°01'47.987" N – 72°50'27.745" E to the South, 19°01'48.117" N- 72°50'27.068" E to the East 19°01'49.438" N – 72°50'27.349" E to the west of Mahim Division/ DULY AUTHORIZED BY THE PROMOTER OF THE PROPOSED PROJECT, VIDE ITS/HIS/THEIR AUTHORIZATION DATED: 01/11/2021

I, PRIYAA GURNANI AUTHORISED SIGNATORY OF THE PROPOSED PROJECT/DULY AUTHORIZED BY THE PROMOTER OF THE PROPOSED PROJECT DO HEREBY SOLEMNLY DECLARE, UNDERTAKE AND STATE AS UNDER:

1. MCGM HAVE/HAS A LEGAL TITLE TO THE LAND ON WHICH THE DEVELOPMENT OF THE PROPOSED PROJECT IS TO BE CARRIED OUT

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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is Dec 2026.
4. That, seventy percent of the amount realized by me/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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, I/ 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, I/promoter shall take all the pending approvals on time from the competent authorities.
9. That, I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/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 MORAJ AHN DEVELOPERS LLP


PARTNER

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 _____ on this days of _____



FOR MORAJAHN DEVELOPERS LLP

[Signature]
PARTNER

[Signature] BEFORE ME

ASHOK P. GAYKAR
B.Com., LL.B., G.D.C. & A.
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
Reg No. 5873

Reg. No.	26
Sr. No.	326
Date	15/11/2021
OF NOTARY REGISTER	