

THE AJARA URBAN CO-OP. BANK LTD

Authorized Signatory

THE AJARA URBAN CO-OP BANK LTD
N N JOSHI MARG
MUMBAI - 400 011

D-5/STP(V)/C.R.1072/02/07/663-665/2007

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SPECIAL
ADHESIVE
महाराष्ट्र
JUL 07 2017
15:18
Rs.0000100/- PB6508
INDIA STAMP DUTY MAHARASHTRA



FORM 'B'

(Affidavit cum Declaration)

I Mr. Vishal Ghadigaonkar duly authorized by the promoter of **Bellissimo Crown Buildmart Private Limited (Lodha Developers Private Ltd.)**, vide its authorization dated **2nd May 2017**

I, duly authorized by the promoter of **New Cuffe Parade - Lodha Altia** do hereby solemnly declare, undertake and state as under:

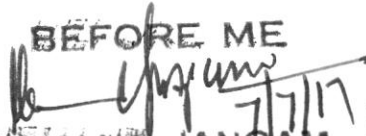
- I. That I have a legal Title Report to the land on which the development of the project is proposed. I enclosed the authenticated copy of title certificate of Advocate **Pradip Garach** dated **2nd August 2011, 25th January 2012, 27th June 2012, 20th November 2012, 13th September 2014 & 6th January 2017**
- II. I say that the 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 are enclosed herewith.
- III. I further declare and undertake that that seventy per cent of the amounts to be realised hereinafter by promoter for the real estate project from the allottee, 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.

- IV. I further declare that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017
- V. I say and declare that 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.
- VI. I say that the time period within which the project shall be completed by the promoter by **31st March 2021**
- VII. I say and declare that the promoter shall take all the pending approvals on time, from the competent authorities.
- VIII. I say and declare 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.
- IX. I say and declare that the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- X. I say and declare 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, on any grounds

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 (7th) day of (July 17);

BEFORE ME

HEMANT JANGAM
 NOTARY, GOVT. OF INDIA
 MUMBAI, MAHARASHTRA

Reg. No. 2KXVII
 Sr. No. 960 Pg. No. 80
 Date : 7 JUL 2017


Deponent

