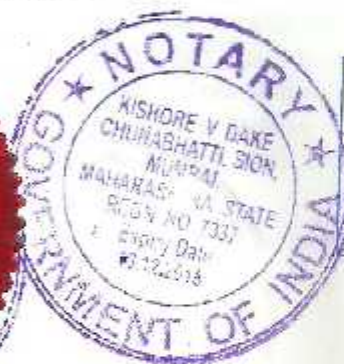




महाराष्ट्र MAHARASHTRA

2017

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प्रधान मुद्रांक कार्यालय, मुंबई
प.स.वि.क्र. ८००००२५
01 AUG 2017
सकल अधिकारी

श्री. हेमंत हायत

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 by Metadesign India Pvt Ltd promoter of the proposed project
/ duly authorized by the promoter of the proposed project, vide its authorization dated
24/07/2017;

Metadesign India Pvt Ltd promoter of the proposed project / duly authorized by the
promoter of the proposed project do hereby solemnly declare, undertake and state as
under:

1. That promoter have / has a legal title to the land on which the development of the
project is proposed

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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 01/12/2019.
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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 METADESIGN INDIA PVT. LTD.

Metadesign India Pvt Ltd
Deponent

Director

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 24th day of July 2017

ATTESTED BY ME
K. V. DAVE S. Com. LL.B.,
NOTARY GOVT. OF INDIA
Advocate High Court, Mumbai
Jantar Mantar, Shop No. 35,
Near Chembur Fly. Station, Chembur,
Mumbai-400 221.



For METADESIGN INDIA PVT. LTD.

Metadesign India Pvt Ltd

Deponent

Director

- 8 AUG 2017