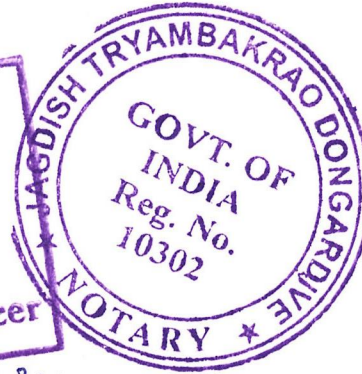


महाराष्ट्र MAHARASHTRA

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02 APR 2024

85AA 880786



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 M/s. **HINDUSTAN REALTY LIMITED** promoter of the proposed project name **THE ERICA** Plot Area **1604.70 Sq.mt** located at CTS NO **2394 A 2394 B VILLAGE EKSAR LOCATED DEVIDAS ROAD** / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, Miss **KUNJAL DEDHIA** promoter of the proposed project name **THE ERICA** Plot Area **1604.70 Sq.mt** located at CTS NO **2394 A 2394 B VILLAGE EKSAR LOCATED DEVIDAS ROAD** / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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





१५८६

02 APR 2024

जोड़पत्र - २/ Annexure - I

सुरांक चिकीठी नॉटरी अड्डे, तारीख -/दिनांक

(Serial No. / Date) \_\_\_\_\_

दस्तावेज प्रकार

(Nature of document) \_\_\_\_\_

२. दस्तावेज मालिक का नाम क्या है ?

(Whether it is a sale document?) \_\_\_\_\_

४. मालिक का पता क्या है ?

(Property owner's name in brief) \_\_\_\_\_

सुरांक चिकीठी के नाम से मालिक का नाम क्या है ?

(Stamp Purchaser's Name & Signature) \_\_\_\_\_

हस्ताक्षर अथवा नाम क्या है, पता व हस्ताक्षर

(If through another person then Name, Address & Signature) \_\_\_\_\_

दस्तावेज का मूल्य क्या है ?

(Name of the other party) \_\_\_\_\_

सुरांक का रकम क्या है ?

(Stamp Duty Amount) \_\_\_\_\_

यह दस्तावेज सुरांक चिकीठी के द्वारा जारी है

व पर यह सुरांक चिकीठी के द्वारा जारी है

सुरांक चिकीठी के द्वारा जारी है

सुरांक चिकीठी के द्वारा जारी है

(ज्या कारणावली, गैरी सुरांक खरीदी केला त्यांनी त्याच कारणावली सुरांक खरीदी केल्यापासून ६ महिन्यात वापर करणे गरजेचे आहे.)

02/04/24

Hindustan Realty Ltd





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

Those 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.

3. That the time period within which the project shall be completed by me/promoter from the date of registration **31.03.2028**

4. (a) For new projects:

That seventy per cent of the amounts realised 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.

(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 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.

OR

(ii) That entire of the amounts to be realised hereinafter 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, 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 I / 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 I /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ 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 I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment.

*Kunal*



FOR **HINDUSTAN REALTY LIMITED**  
**DIRECTOR**

DATE: 22-05-2024



**BEFORE ME**

*Jagdish*  
JAGDISH TRYAMBAKRAO DONGARDIVE  
ADVOCATE & NOTARY, (GOVT. OF INDIA)  
Ganesh Chawl Committee, Kranti Nagar,  
Zopadpatti, Akurli Road, Kandivali (East)  
Mumbai - 400 101

**22 MAY 2024**