



महाराष्ट्र MAHARASHTRA

2021

BE 492864



FORM -'B'  
[See rule 3(4)]

Affidavit cum Declaration

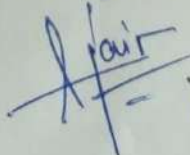


Affidavit Cum Declaration of (i) Hitesh Jain, (ii) Karan Gulati partners and authorised representative of **M/s. Metro Satyam Developers** (PAN: ABLFM2904K), the Promoter of the proposed project called "**Regents Park Kharghar**" to be developed on Survey No. 13/1, 14/5B, 14/6, 15/5, 15/6 and 15/8 situated at village Rohinjan, Taluka- Panvel, District- Raigad 400088.

We, (i) Hitesh Jain, (ii) Karan Gulati partners and authorised representative of **M/s. Metro Satyam Developers** promoters of the proposed project do hereby solemnly declare, undertake and state on oath as under:



For Metro Satyam Developers

  
Partners

For Metro Satyam Developers

  
Partners

जोड़पत्र-२/ Annexure-II

1. मुद्रांक विक्री नोंदणीची अनु कर्मावधि/दिनांक ७९९९

२. दस्तावेज प्रकार होय / नाही

३. दस्त नोंदणी करणार आहेत का? होय

४. मिळकतीचे घोडक्यात घरणे - Metro Satyam Developers

५. मुद्रांक स्थान ५००१

६. हस्त कसबदार V. S. SARAF

७. मुद्रांक क्र. ५००१

८. मुद्रांक मूल्य ५०००

९. परवानाधारक मुद्रांक विक्रीचे डिवायझ/पत्ता  
 मुद्रांक विक्रीचे डिवायझ/पत्ता  
 का. प्र. सं. संस्था, २२०१०२५,  
 वी. २/६/०२, सेक्टर-२,  
 वाशी, वरी मुंबई ४०० ७०३.

ज्या कारणासाठी ज्या मुद्रांक खरेदी केला त्याची त्याच कारणासाठी मुद्रांक खरेदी करण्यामातून ६ महिन्यात वापरणे बंधनकारक आहे.

22 SEP 2021



22 SEP 2021

Ph.: 27823856 RECEIPT Mob.: 9819412072

**Vaibhavlaxmi Stamp Vendor**

STAMP VENDOR - V. S. SARAF

Licence No. 1201025

B-3/6/0:2:Sector 2, Vashi Navi Mumbai.

Sr. No. : **4740**

Date : 22-9-21

Name : Metro Satyam

Through Developers

No.	Amt.	Nos.	Total Amt
	500	1	500
TOTAL			500

*V. S. SARAF*  
**V. S. SARAF**



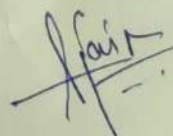
For Metro Satyam Developers

For Metro Satyam Developers

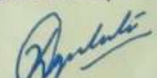


1. That the Promoter, being the owner has a legal title to the land on which the development of the project is to be carried out in two phases and a legally valid authentication of title of such land is enclosed herewith.
2. That, the said land is free from all encumbrances.
3. That the time period within which the first phase of the project shall be completed by the Promoter is **31<sup>st</sup> December, 2026**.
4. That, seventy per cent of the amounts realized 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.
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, the 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, the Promoter shall take all the pending approvals on time from the competent authorities.
9. That, the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For Metro Satyam Developers

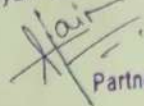
  
Partners

For Metro Satyam Developers

  
Partners

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, on any grounds.

For Metro Satyam Developers

  
Partners

(i) **Hitesh Jain**

For Metro Satyam Developers

  
Partners

(ii) **Karan Gulati**

Partners of

**M/s. Metro Satyam Developers**

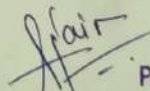
(Deponents)

#### Verification

We, (i) Hitesh Jain, (ii) Karan Gulati partners and authorised representative of M/s. Metro Satyam Developers, the deponents above, do here by verify the contents of our above Affidavit cum Declaration are true and correct to the best of our knowledge and we have not concealed any material facts.

Verified on this 23 SEP 2021 day of September, 2021

For Metro Satyam Developers

  
Partners

(i) **Hitesh Jain**

For Metro Satyam Developers

  
Partners

(ii) **Karan Gulati**

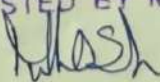
partners of

**M/s. Metro Satyam Developers**

(Deponents)



ATTESTED BY ME (ii)



**MRS. MILAN GHOSH**

Advocate & Notary

Govt. of India

23 SEP 2021