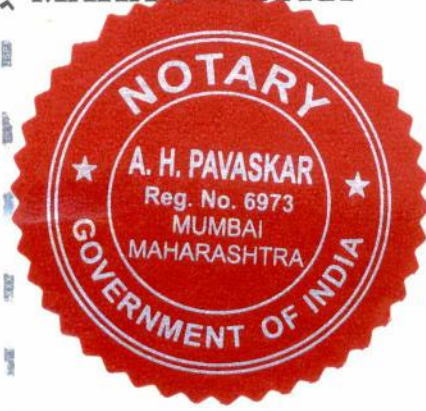




महाराष्ट्र MAHARASHTRA

2017

RY 643343



NOTED & REGISTERED  
Sr. No. 8445 Page No. 115  
Date 18/07/2017

प्रधान मुद्रांक कार्यालय, मुंबई  
प.म.लि.क. 6000009  
11 JUL 2017  
सक्षम अधिकारी

FORM 'B'  
[See rule 3(6)]

श्री. हेमंत सावंत

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 Mr. Vishal Damani, Director of Lucina Land Development Limited (Promoter) duly authorized vide its authorization dated 30<sup>th</sup> June 2017

I Mr, Vishal Damani duly authorized by the promoter of the ongoing project do hereby solemnly declare, undertake and state as under:

1. That the promoter have legal title to the land on which the development of the project is carried out.
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 on or before 31 December 2020.
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 That the amounts from the separate account shall be withdrawn in accordance with the rules.
6. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the Promoter shall inform to the authority regarding all the changes that have occurred in the information furnished under subsection (2) of section 4 of the Act and under rule 3 of these rules, within 7 days of the said changes occurring.
9. That the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
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.



*Vishal*

(Mr. Vishal Damani)  
Deponent

#### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.

Verified by me at Mumbai on 18<sup>th</sup> July 2017

*Identified by me*

*(Signature)*

*18/07/2017*

*Advocate High Court*



*Vishal*

(Mr. Vishal Damani)  
Deponent

**BEFORE ME**

*(Signature)*  
*18/07/2017*

**A. H. PAVASKAR**  
Regd. No. 6973 B.Com., LL.B., D.L.L.  
ADVOCATE AND NOTARY  
Shop No. 14, Kondaji Chawl No. 4,  
Behind Tata Memorial Hospital,  
Parel-Bhoiwada, Mumbai - 400 012.  
Tel:- (O) 24124800 / 9869006253