



महाराष्ट्र MAHARASHTRA

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प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. १००००९४
- 6 FEB 2018
सक्षम अधिकारी

श्रीमती. एस. वि. मसुरकर

FORM 'II'

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. Sudhir Lobo Partner of Spectrum Developers promoter of the proposed project vide authorization letter dated 16th December 2017.



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I, Mr. Sudhir Lobo major of age, Indian Nationality, having PAN No. AAAPL1236H residing at 62 Mystique, 129 St. Cyril Road, Bandra (W), Mumbai 400050, Partner of Spectrum Developers having its registered office at 1st Floor Laxminarayan Villa, 74 Prof. Almeida Road, Bandra (W), Mumbai 400050 having PAN No. ADGFS8234B promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have a legal title Report to the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter 31st December 2019.
4. (a) For on-going project on date of commencement of the Act.

(i) That seventy per cent of amount to be realized hereafter by me/promoter for the real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a Scheduled bank to cover cost of construction and land cost and shall be used only for that purpose accordance with Rules framed by State Government.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completing of the project.
7. That I / the promoter shall take all the 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 of any apartment, plot or building, as the case may be.

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 20th day of February, 2018.

Deponent

SUDHIR LOBO

Notary Registration No.

496/20/2/18

Before Me

N. V. Shah
20/02/18.



NALINI V. SHAH

Advocate & Notary

Regn. No. 177

2, Snow White, 106, 14th Road,

Bandra (W), Mumbai - 050

INDIA

**My Commission Expires
on 27/3/2022**