





महाराष्ट्र MAHARASHTRA

2023

93AA 791157



14 MAR 2024



05 MAR 2024



उप कोषागार कार्यालय, उल्लसतनगर, जि. ठाणे
5/3/24

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 **MR. SANJAY SUBHASH GUPTA**
Director of M/s. RUSTAGI ESTATES PRIVATE LIMITED having
Registered Office at GROUND FLOOR, ATUL BAUG, NEAR
SARASWAT BANK, SYNDICATE, KALYAN MURBAD ROAD,
KALYAN WEST 421301



जीडपत्र-१/Annexure-1

14 MAR 2024

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद-४) Only for Affidavit (Article 4)

For Submitting to _____

Reason for Affidavit _____

Stamp Purchaser's name/

Place of residence) _____

Serial No. _____

Date _____

Stamp Purchaser's sign _____

परवानाधारक मुद्रांक विक्रेत्याची सही

RAMESH M. PATIL

Lic.No.1212005

Opp. Bus Stop, Ulhasnagar-421001

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६(सहा) महिन्यात वापरणे बंधनकारक आहे.

14 MAR 2024



Developers Promoters of the **RUSTTAGI AARAMBHA 2.0** on the land being S. No. 101/1/D at Mouje Titwala, Ta - Kalyan, Dist - Thane do hereby solemnly declare, undertake and state as under:

1. The Land Owners M/S. RUSTAGI ESTATES PRIVATE LIMITED and others for the project land situated at TITWALA have title of the land. We the developer promoters have executed development agreement with land owners for development of the real estate project which is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the Project shall be completed by us on or before **30/11/2026**

4. That Seventy percent, as the case may be, of the amounts realised by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in accordance with Rule 5.

6. That We 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 We shall take all the pending approvals on time, from the competent authorities.

8. That We 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 We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That We 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.

Deponent

Mr. SANJAY SUBHASHCHAND GUPTA

Director of M/s. RUSTAGI ESTATES PRIVATE LIMITED



Verification

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

Verified by me at Thane on this 15th day of MARCH, 2024.

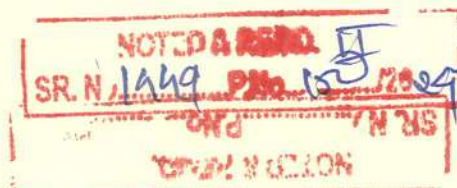
SIGNED BEFORE ME

DEEPAK B. DONGRE
B.L.S., LL.B
ADVOCATE & NOTARY
Government of India
Kalyan, Dist. Thane, Maharashtra
Reg. No. 15166

Deponent

Mr. SANJAY SUBHASHCHAND GUPTA

Director of M/s. RUSTAGI ESTATES PRIVATE LIMITED



18 MAR 2024

