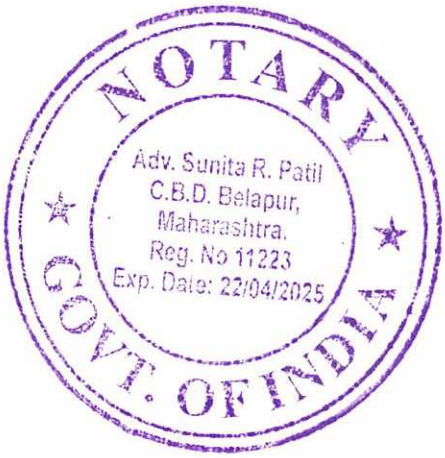
महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ CK 481650



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. AAKAR INFRATECH** promoter of the proposed project **"AAKAR CELESTIAL"**, Plot 91A, Sector 15, CBD Belapur, Navi Mumbai – 400614 (herein after to be called as "the proposed project".)

For M/s AAKAR INFRATECH

PARTNER

जाडपत्र - २

मुद्रांक विक्री नोंदवही अनु. क्र. 3598 दिनांक 30 APR 2024

दस्ताचा प्रकार: Indemnity Bond दस्त नोंदणी करणार आहेत का? होय/नाही

मिळकतीचे वर्णन Plot No. 91, Sector-15, CBD Belapur

मुद्रांक विकत घेणा-याचे नाव Aakar Infratech

दुस-या पक्षकाराचे नाव .....

हस्ते असल्यास त्याचे नाव व पत्ता Mahesh Thakare सही .....

मुद्रांक शुल्क रक्कम 500/-

मुद्रांक विक्रेत्याची सही व विक्रीचे ठिकाण
दुकान क्र. ४१, प्रभात सेंटर,
सेक्टर ०१ ए, सीबीडी, बेलापुर - ४०० ६१४.

(संतोष द. बाळसुसकर)
परवाना क्रमांक - १२०१०४०

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

NOTA
Sunita R. P
C.B.D. Belapur
Maharashtra
Reg. No.
Exp. Date:
GOVT. OF

I **SHRI DHARMENDRA DEVJI PATEL** Partner of **M/S. AAKAR INFRATECH**, Promoter of the proposed project "**AAKAR CELESTIAL**" 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

   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.

3. That the project shall be completed by Promoter by the end of **31st December, 2028**;

4. 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 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 we shall take all the pending approvals on time, from the competent authorities.

For M/s AAKAR INFRATECH

PARTNER

NOTARY
Adv. Sunita R. Patil
C.B.D. Belapur,
Maharashtra.
Reg. No 11223
Exp. Date: 22/04/2025
GOVT. OF INDIA

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.

NOTARY Adv. Sunita R. Patil C.B.D. Belapur, Maharashtra. Reg. No 11223 Exp. Date: 22/04/2025 GOVT. OF INDIA

For M/s AAKAR INFRATECH

PARTNER

Deponent

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 Navi Mumbai on this 13th day of 2024.

NOTARY Adv. Sunita R. Patil C.B.D. Belapur, Maharashtra. Reg. No 11223 Exp. Date: 22/04/2025 GOVT. OF INDIA

For M/s AAKAR INFRATECH

PARTNER

Deponent

BEFORE ME

13/06/2024

Adv. SUNITA RAM PATIL
M.Com., M.A., LL.M., G.D.C. & A
ADVOCATE HIGH COURT
Membership No. MAH/2006/2006
NOTARY (GOVT. OF INDIA)
Shop No. 26, Prabhat Centre, Sector 1A,
CBD Belapur, Navi Mumbai-400614.
MOB.: 9967688788 (SMS/WHATSAPP ONLY)

NOTARIAL REG. NO. 12545
PAGE NO. 164 BOOK NO. 111
DATE 13 JUN 2024