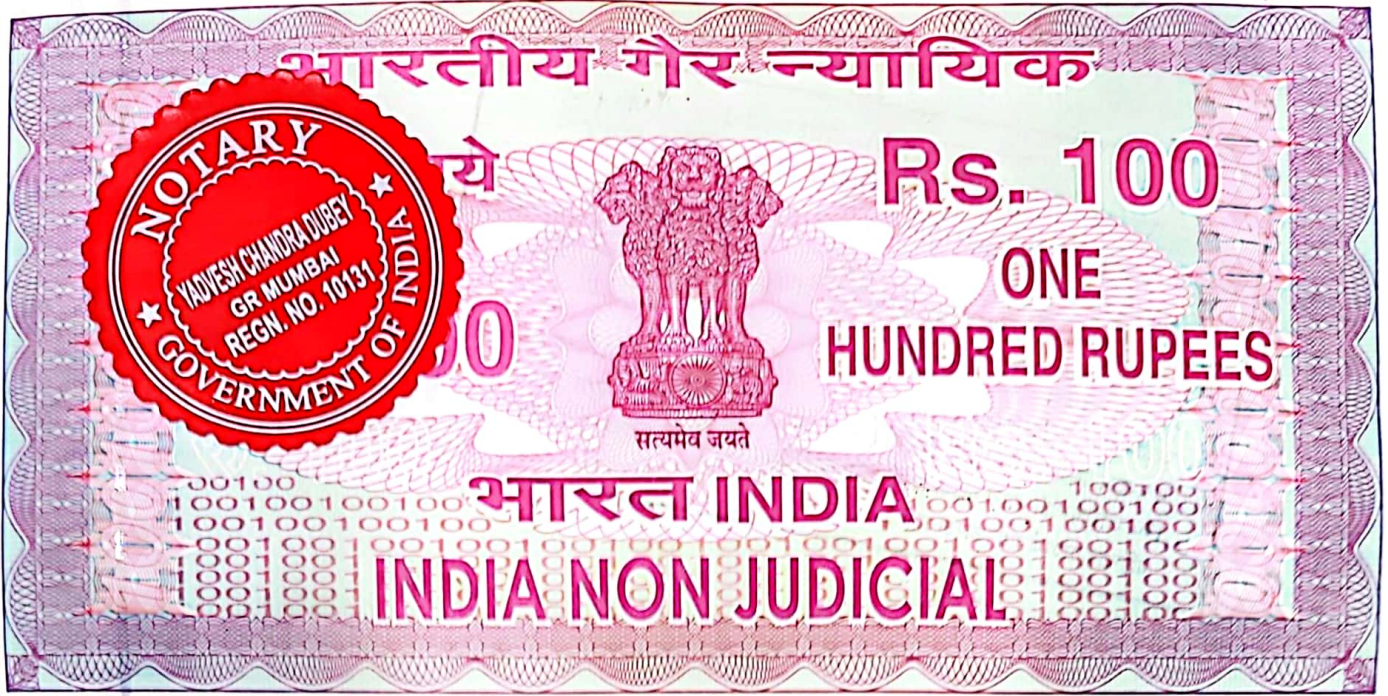
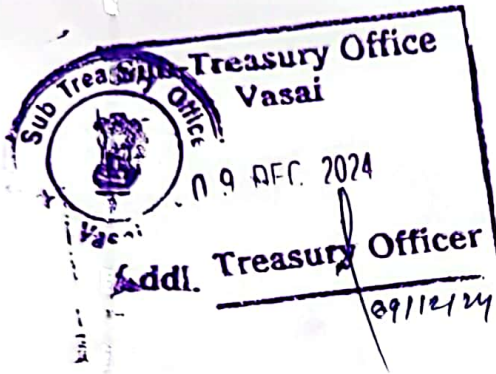




महाराष्ट्र MAHARASHTRA

2024

11AB 531739



FORM 'B'

[See rule 3(6)]

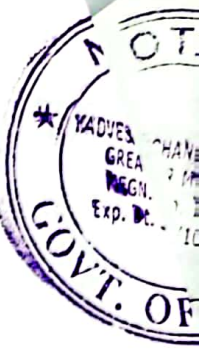
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER.

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vijay Dhirubhai Chauhan Director of M/s. Density Realty Private Limited duly authorized by the promoter of the proposed project **MAGIC SQUARE**.



10 DEC 2024



जोड़पत्र-१/Annexure-1 1443
फॉर्मल प्रमाणपत्रसाठी/ONLY FOR AFFIDAVIT

१. मुद्रांक विहीनी नोंदवही क्र. क्रमांक-१/विभाजक
(Serial No./Date)

२. मुद्रांक विक्रेता शिवाय्याचे नाव, रहिवासाचा पत्ता व सही
(Stamp Purchaser's Name
Place of residence & Signature)

३. धरदाता कार्यालय मुद्रांक विक्रेत्याची सही
च धरदाता कार्यालय मुद्रांक विक्रेत्याचे ठिकाण/पत्ता १२०२०१०, गुरुदास नगर (१).
(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केलेल्यामुळे
महिन्यात वापरणे बंधनकारक आहे.)

Notary
Density

श्री. यदवेश चिंचोळकर

Reality Pub Ltd





I, **Mr. Vijay Dhirubhai Chauhan** of **M/s Density Realty Private Limited**, duly authorized by the promoter of the proposed project **MAGIC SQUARE** do hereby solemnly declare, undertake and state as under:

1. That promoter has a Legal Title Report to the said 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. The Promoter undertakes to complete the project on or before **31st May 2025**.

4. (A) for new projects:

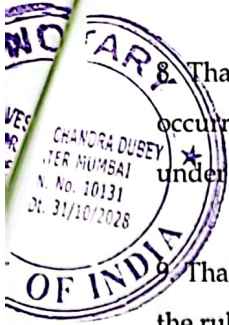
I. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That 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 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 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 the promoter has 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.

FOR M/s. Density Realty Private Limited

VMS



Through its Director

Mr. Vijay Dhirubhai Chauhan

Deponent

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 on this 26th Day of December 2024

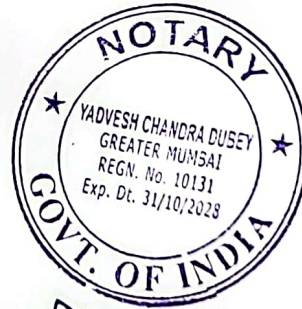
For M/s. Density Realty Private Limited

VMS



Through its Director Mr. Vijay Dhirubhai Chauhan

Deponent



BEFORE ME

26/12/24

YADVESH CHANDRA DUSEY
Advocate & Notary Govt. of India
C-2, Hemu Classic Bldg., Behind LIC Office
Beside Alka Vihar Hotel,
5 V Rd. Malad (West), Mumbai 64

Sr. No.	2657/20
Date	26/12/24