



महाराष्ट्र MAHARASHTRA

2024

DK 976005



श्री. विनायक ब. जाधव

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**.



जोडपत्र-१/Annexure-I

25 FEB 2025

फक्त प्रतिज्ञापत्रासाठी/Only for Affidavit

मुद्राक विक्री नोंद वही अथवा तक्रार/दिनांक
Sales Register/Date

Stamp Purchaser's Name/Place of
Residence & Signature

श्री रामन गणपत शिंदे स्वाम्याधारक मुद्राक विक्री

परवाना क्रमांक एच.एस.डी.-८०००००७

जी-३, हेमू प्लॉटिंग इमारत, अल्फा गिझर हॉटेनच्या बाजूला
एल.आय.सी. कॉर्पोरेशनच्या मध्ये, एस.व्ही.रोड,

मालव (पश्चिम), मुंबई-४०० ०६४.

न्याय कारणासाठी ज्यांनी मुद्राक खरेदी करून त्यांचे त्याच कारणासाठी
द्वारे खरेदी केल्यापासून ६ महिन्यात वगळता बंधनकारक आहे

Tel: 28807352 / Mob: 9820141066

M/s. Density Realty Pvt. Ltd.

Add. Office No. 05, Ground Floor, Anand Shopping
Centre, Premises Co-op. Soc. Ltd., Daftary Road
Gaushala Lane, Malad (East), 400 097





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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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



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 March 2025

For M/s. Density Realty Private Limited



Through its Director

Mr. Vijay Dhirubhai Chauhan

Deponent



BEFORE ME

Yadvesh Chandra Dubey
26/3/25
YADVESH CHANDRA DUBEY
Advocate & Notary Govt. of India
2-2, Hemu Classic Bldg., Behind LIC Office
Beside Alka Vihar Hotel,
- V Rd Malad (West), Mumbai 64

Sr. No.	1132/25
Date	26/3/25