



महाराष्ट्र MAHARASHTRA

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प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क्र. ८०००११
- 8 JUN 2023
सक्षम् अधिकारी

श्रीमती लता सांगळे

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. Rajendra Prasad Sharma**, partner of M/s. Ambit Builders & Developers, promoter of the proposed project / duly authorized by the promoter of the proposed project **Ambit Vista** on plot bearing CTS No. 2046 and 2048 of Village Vile Parle (E), CTS No. 5 of Village Bandra-I, F.P. No. 138 & 139, Santacruz TPS-V, Tal. Andheri, Mumbai and CTS No. 2049 of Village Vile Parle (E), Tal. Andheri, F.P. No. 137, Santacruz TPS-V, Santacruz (E), Mumbai – 400 055 vide its/his/their authorization dated 01-Jun-2023;

I, **Rajendra Prasad Sharma,** partner of M/s. Ambit Builders & Developers, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, the promoter has a legal title Report to the land on which the development of the project is proposed

   OR

   _____ has / have a legal title Report to the land on which the development of the project is to be carried out

   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 said land is free from all encumbrances.

   OR

   That, details of encumbrances _____ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That, the time period within which the project shall be completed by the promoter is 31st December 2025.

4. (a) For new projects:

   That, seventy percent of the amounts to be realized hereinafter by the 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.

   (b) For on-going project on the date of commencement of the Act:

   (i) That seventy percent of the amounts to be realized hereinafter by the promoter for the real estate project 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.

   OR

   (ii) That entire of the amounts to be realized hereinafter by the promoter for the real estate project 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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 utilized for the project and the withdrawal has been incompliance 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.

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 MUMBAI on this 21 day of JUNE-2023

Deponent

NOTARY S. P. DUBEY Bandra Gr. Mumbai Maharashtra Regd. No. 11164 Exp. Dt. 7/4/2025 GOVT. OF INDIA

BEFORE ME

S. P DUBEY
B.A.,L.L.B.
NOTARY GR. MUMBAI
MAHARASHTRA
(GOVT OF INDIA)

S. P. DUBEY (Notary Govt Of India)
Notarial Register
Sl No 2654 21 JUN 2023

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