भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

HUNDR

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2023

66AA 928339

कोषागार कार्यालय ठाणे

जिल्हा कोषागार

10 JUL 2023

मुद्रांक प्रमुख लिपीक

NOTARY GOVT. OF INDIA

RANJEET SINGH SANTACRUZ (E), MUMBAI M.S. Reg. No. 9136 Exp- 20/10/2023 NOTARIAL

NOTARY GOVT. OF INDIA

RANJEET SINGH SANTACRUZ (E), MUMBAI M.S. Reg. No. 9136 Exp- 20/10/2023 NOTARIAL

NOTARIAL

NOTARIAL

Affidavit cum Declaration

Affidavit cum declaration of "**Subhash Nagar Jai Hind CHS Ltd**" Landowner of the project "**Arihant Sky**".

"**Subhash Nagar Jai Hind CHS Ltd**" Landowner of the project "**Arihant Sky**" do hereby solemnly declare, undertake and state as under:

1. The promoter has legal title report on the land on which the development of the project is proposed.

2. The Project land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter on or before **30/12/2026**.

4. Seventy Percent of the amounts to be realised hereinafter by 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. The amount from separate account shall be withdrawn in accordance with RERA rule 5.

6. **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 take all project.

7. **The promoter** shall take the pending approvals on time, from the competent authorities.

8. **The promoter** shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) OD section 4 of the ACT and under rule 3 of these rules, within seven days of the said changes occurring.

9. **The promoter** has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. **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
Through its Power of Attorney

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by us at **Mumbai** on this **24th** day of **July 2023**.

NOTARY
RANJEET SINGH
SANTACRUZ (E),
MUMBAI M.S.
Reg. No. 9136
Exp. 20/10/2023
GOVT. OF INDIA

Deponent
Through its Power of Attorney

BEFORE ME
RANJEET SINGH
M.Sc LL.B
NOTARY
MAHARASHTRA
GOVT. OF INDIA
24 JUL 2023