

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 68AA 522383

प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क्र. ८०००००६
29 AUG 2023
सक्षम् अधिकारी

श्रीमती लता सांगळे

NOTARY
Name G. H. Shukla
Area Gr. Mumbai
Reg. No. 121/34
Exp. Dt.: 1 Mar. 2027
GOV. OF MAHARASHTRA

FORM 'B'

(Affidavit cum Declaration)

I Mr. **Ashok Rajguru** duly authorized by the promoter of **Rajesh Housing Private Limited**, vide its authorization dated 14th April 2023.

I, duly authorized by the promoter of **Vikhroli ASPI Project 1** having C.T.S No. 67 Part at Village Vikhroli, L.B.S Road, Vikhroli West, Mumbai 400 079 do hereby solemnly declare, undertake and state as under:

1. That I have a legal Title Report to the land on which the development of the project is proposed. I enclosed the authenticated copy of title certificate of Advocate Pardip Gharach dated 14th September 2023.

2. I say that the 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 are enclosed herewith.

3. I say that the time period within which the project shall be completed by the promoter by 30th September 2028.

4. I further declare and undertake that that seventy per cent of the amounts to be realised hereinafter by promoter for the real estate project from the allottee, 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. I further declare that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017

6. I say and declare that 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. I say and declare that the promoter shall take all the pending approvals on time, from the competent authorities.

8. I say and declare 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. I say and declare that the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. I say and declare 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.

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 (____) day of (27 SEP 2023)

BEFORE ME

Deponent

G. H SHUKLA,
NOTARY GREATER MUMBAI
Jagdamba Bhavan, Ground Floor
Ganpatrao Kadam Marg, Lower Parel
MUMBAI 400 013

27 SEP 2023

NOTED & REGISTERED
Sr. No. 54094/671/2023
Dated 27 SEP 2023