

जिल्हा सेतू कार्यालय, ठाणे
27 APR 2023

FORM B

AFFIDAVIT CUM DECLARATION

We, **RAGHAV RAJ BUILDERS AND DEVELOPERS LLP**, duly appointed constituted attorney *(vide Power of Attorney dated 13 December 2022 registered under registration number KRL3/21798/2022)* of SAI KRUPA CHS LTD., Building No. 55, situated at C.T.S. No. 356 (Part) of Village Vikhroli of the Sub District Mumbai registered under the provisions of the Maharashtra Cooperative Societies Act 1960 bearing registration no. BOM/HSG/1362 dated 08 January 1985, do hereby solemnly declare, undertake and state as under do hereby solemnly declare, undertake and state as under:

- 2 MAY 2023

Raghav Roy Builders and Developers LLP

- 2 MAY 2023

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1. That Promoter has a legal Title Report to the land on which the development of the project is proposed.

2. That the project land is free from all encumbrances.

3. That the project shall be completed by Promoter in the stipulated time as mentioned in the registration of project, i.e. 31 December 2026.

4. That for new project:
That seventy per cent of the amounts realized 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. That the amounts from the separate account shall be withdrawn in accordance with the Rule 5.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 in compliance with the proportion to the percentage of completion of the project.

NOTARY
UDAI PRAKASH
Mumbai (Maharashtra)
Regn. No. 9972
Exp. Date 27/07/2023
GOVT. OF INDIA

7. That the promoter shall take all the pending approvals on time from the competent authorities.

RAGHAV RAJ BUILDERS AND DEVELOPERS LLP
MUMBAI

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.

RAGHAV RAJ BUILDERS AND DEVELOPERS LLP MUMBAI

Deponent

The contents of our above AFFIDAVIT CUM DECLARATION are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Mumbai on this 20 DECEMBER 2023.

NOTARY UDAI PRAKASH Mumbai (Maharashtra) Regn. No. 9972 Exp. Date 27/07/2023 GOVT. OF INDIA

RAGHAV RAJ BUILDERS AND DEVELOPERS LLP MUMBAI

Deponent