

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ जोडपत्र - २ 38AA 873913

जिल्हा कोषागार कार्यालय ठाणे
05 JAN 2023
प्रमुख लिपीक / लिपीक

दिनांक 17 JAN 2023

Samsara Fund Advisors Pvt Ltd

Dilip Kamble

GOVT. OF INDIA NOTARY Regd. 4643 S. R. LOKHANDE MUMBAI

FORM 'B'
See rule 3(6)

Affidavit cum Declaration

Affidavit cum Declaration of Ms.Gayatri Rangachari Shah, Authorised Signatory of **Samsara Fund Advisors Pvt Ltd**, hereinafter to as the **"Promoter"** of the proposed project, duly authorised by the Promoter of the proposed project, vide their authorisation dated 25th July 2017;

I, Gayatri Rangachari Shah, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under

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1. That the Promoter has a legal title report to the land on which the development of the project Vista 3A (**"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 details of encumbrances and litigation, with respect to the said land are provided/uploaded by the Promoter with Form A- Application for Registration of Project is included.

3. That the time period within which the Project shall be completed by the Promoter from the date of registration of the Project is 42 months and it will be completed by 30th June 2026.

4. For ongoing project on the date of commencement of the Act
(i) That seventy per cent of the amounts to be realised 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.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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

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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.

SAMSARA FUND ADVISORS PVT. LTD.

DIRECTOR

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 _____on this ___day of _____.

For **Samsara Fund Advisors Pvt Ltd**

SAMSARA FUND ADVISORS PVT. LTD.

Gayatri Rangachari Shah, DIRECTOR
(Director)

SAMSARA FUND ADVISORS PVT. LTD.

Deponent

DIRECTOR

BEFORE ME

S. R. LOKHANDE
NOTARY
MUMBAI - MAHARASHTRA

31 JAN 2023

NOTED & REGISTERED
Sr No 3611/2023
Dated 31 JAN 2023