



महाराष्ट्र MAHARASHTRA

2018

AM 105270

अनु.क्र. 30828 दि. 20 AUG 2018 मु.शु.स्वकम. Sec

दस्तावा प्रकार Declaration

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव Xrbia Epoch Creations LLP

पत्ता FCB, Mumbai

दुसऱ्या पक्षकाराचे नांव RERA

हस्ते व्यक्तीचे नांव व पत्ता Rakesh Madan Karmel 38

मुद्रांक विकत घेणाऱ्याची सही.

अजय रंगनाथ चौधरी
परवाना क्र. 2209998
908, कसबा पेठ, पुणे-411

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्याबाबत 6 महिन्यात वावरणे बंधनकारक आहे.

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 M/s Xrbia Epoch Creations LLP, promoter of the
proposed project "Xrbia City Centre - Ph 1" duly authorized by its
resolution dated 18th August 2018;



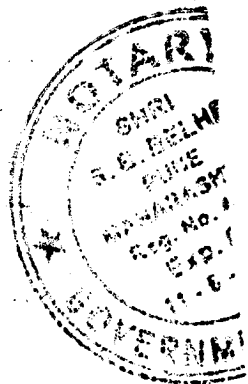
14 AUG 2018

क सिम्पिक
करिता



3/8/2018

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We, M/s Xrbia Epoch Creations LLP promoter of the proposed project "Xrbia City Centre - Ph 1" (Consisting of A Building (Part) in total 1 buildings), located at plot bearing Survey No 47/1/4 ,47/1/22A ,47/2/1 ,47/2/2 ,47/2/3 ,47/2/4 ,47/2/5 ,47/3 ,47/3/1 ,47/3/2 ,47/3/3 ,47/3/4 ,47/3/5 ,47/3/6 ,47/3/7 ,47/3/8 ,47/3/9 ,47/3/10 ,47/3/11 ,47/3/12 ,47/3/13 ,47/3/14 ,47/3/15 ,47/3/16 ,47/3/17 ,47/3/18 ,47/3/19 ,47/4 ,47/4/1 ,47/4/2 ,47/4/3 ,47/4/4 ,47/4/5 ,47/4/6 ,47/4/6A ,47/4/7 ,47/4/7/1 ,47/5A ,47/5B ,47/5C ,47/6 ,47/1/3 ,47/1/5 ,47/1/7 ,47/1/13 ,47/1/15 ,47/1/19 ,47/1/20 ,47/1/22 ,47/7/1 ,47/1/6 ,47/1/8 ,47/1/12 ,47/1/21 ,47/6/3/1 Division Pune Village Kondhwa Khurd Taluka Haveli District Pune PIN 411048 undertake and state as under:

1. That We have / has a legal title to the land on which the development of the project is proposed

2. That the project land and buildings thereon are free from free from encumbrances.

3. That the time period within which the project shall be completed by us from the date of registration of project ; 31st December 2025

4. (a) For new projects :

That seventy per cent of the amounts realised by me/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

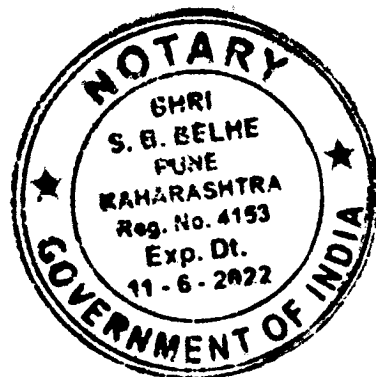
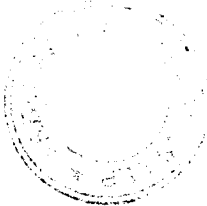
6. That we shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts 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 we shall take all the pending approvals on time, from the competent authorities.

8. That we 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 the Rules within seven days of the said changes occurring.

9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

[Signature]





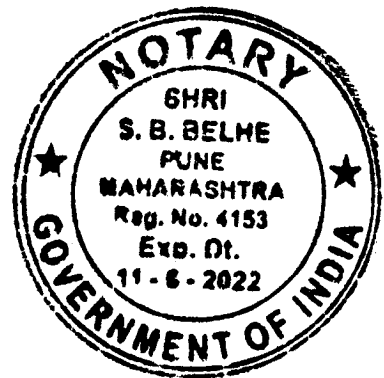
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent
(Akech Bohra)
Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at **Pune** on this **18th** day August of **2018**.

Deponent
(Akech Bohra)



BEFORE ME

At. Sr. No.....68.0./2018
Dt.....3 SEP 2018.....

MR S B BELHE
B.A (Hons) LL B
ADVOCATE & NOTARY
GOVT OF INDIA PUNE

