



महाराष्ट्र MAHARASHTRA

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ZR 744610



FORM 'B'

[See rule 3 (4)]

Affidavit cum declaration

Affidavit-cum-Declaration of Mr. HIREN SHAMJI RAVARIYA Promoter of the proposed project/ duly authorized by the promoter of the proposed, vide its/his/their authorization dated 04/02/2022,

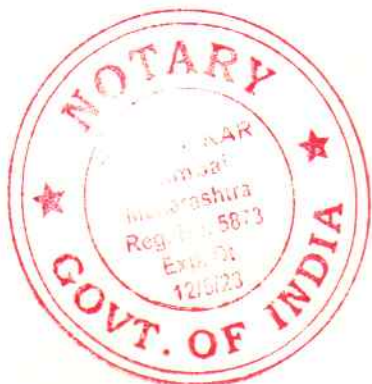
I, Mr. HIREN SHAMJI RAVARIYA Promoter of the proposed project/ duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under

For VARUN REALTY


PARTNER



1. That the promoter (i.e., **M/s VARUN REALTY**) has a legal title to the land on which the development of the proposed project is to be carried out. 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 the project land has encumbrances mentioned as under: -
The Promoter has mortgaged the said plot with Aditya Birla Housing Finance Limited, wide registered Document No. PVL5-14879/2021, Receipts No. 15598 Dated: 25.11.2021.
3. That the time period within which the project shall be completed by me/Promoter is on or before 31.12.2027.
4. 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / the promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice 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.
8. That I /the promoter shall take all the pending approvals on time, from the competent authorities.
9. That, I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.



For **VARUN REALTY**


PARTNER

Deponent



Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 4th day of February, 2022.



FOR M/s VARUN REALTY

For VARUN REALTY

PARTNER

MR. HIREN SHAMJI RAVARIYA

(Deponent)

BEFORE ME

- 4 FEB 2022

ASHOK P. GAYKAR
B.Com, LL.B., G.D.C. & A.,
ADVOCATE HIGH COURT
NOTARY GOVERNMENT OF INDIA
Reg. No. 5873

