



महाराष्ट्र MAHARASHTRA 9643 2219212020 रु. 500/- 2020

AY 480574

हस्ताक्षर :
 वस्तु :
 मालिकाना :
 मुद्रांक दिनांक :
 पत्ता :
 पुस्तिका पक्षकाराचे नांव :
 हस्तो ध्यस्तीचे नांव व पत्ता :
 साधना दि. कठिरी
 सा. नं. - 2209929 ह. क्र. 9
 4/4 रायसांनी पार्क
 भाके इयार्ड पुणे - 37



16 DEC 2020



FORM 'B'
 [See rule 3(4)]

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 Mr. Kamlesh Natwarlal Mehta, Mr. Deepak Kothari, & Mr. Sanjay Kumar Agarwal Directors- **Arti Properties Pvt Ltd.** Off At-C/62, 9th Floor, Vibgyor Tower, Bandra Kurla Complex, Bandra (East), Mumbai - 400051 promoter of the proposed project HM Royal/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20-05-2004, 20-05-2004 & 31-08-2016 accordingly.

Sd/- K. Agarwal

We, Mr. Kamlesh Natwarlal Mehta, Mr. Deepak Kothari & Mr. Sanjay Kumar Agarwal authorised Director / Promoters of the proposed project / duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we / promoters have / has a legal title to the land on which the development of 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 the said land is free from all encumbrances.
3. That seventy percent of the amounts realised by us/promoters 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
6. That we / promoters 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 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 / promoters shall take all the pending approvals on time, from the competent authorities.
8. That we / promoters have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we / promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds

Sajin K. Arora

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.

Deponent

For Arti Properties Private Limited

✓ Seien K. Agarwal

Directors

Mr. Sanjay Kumar Agarwal

7 JAN 2021

BEFORE ME

[Signature]
MACHHINDRA V. NAGPURE
Notary Govt. of India, Pune

7 JAN 2021

