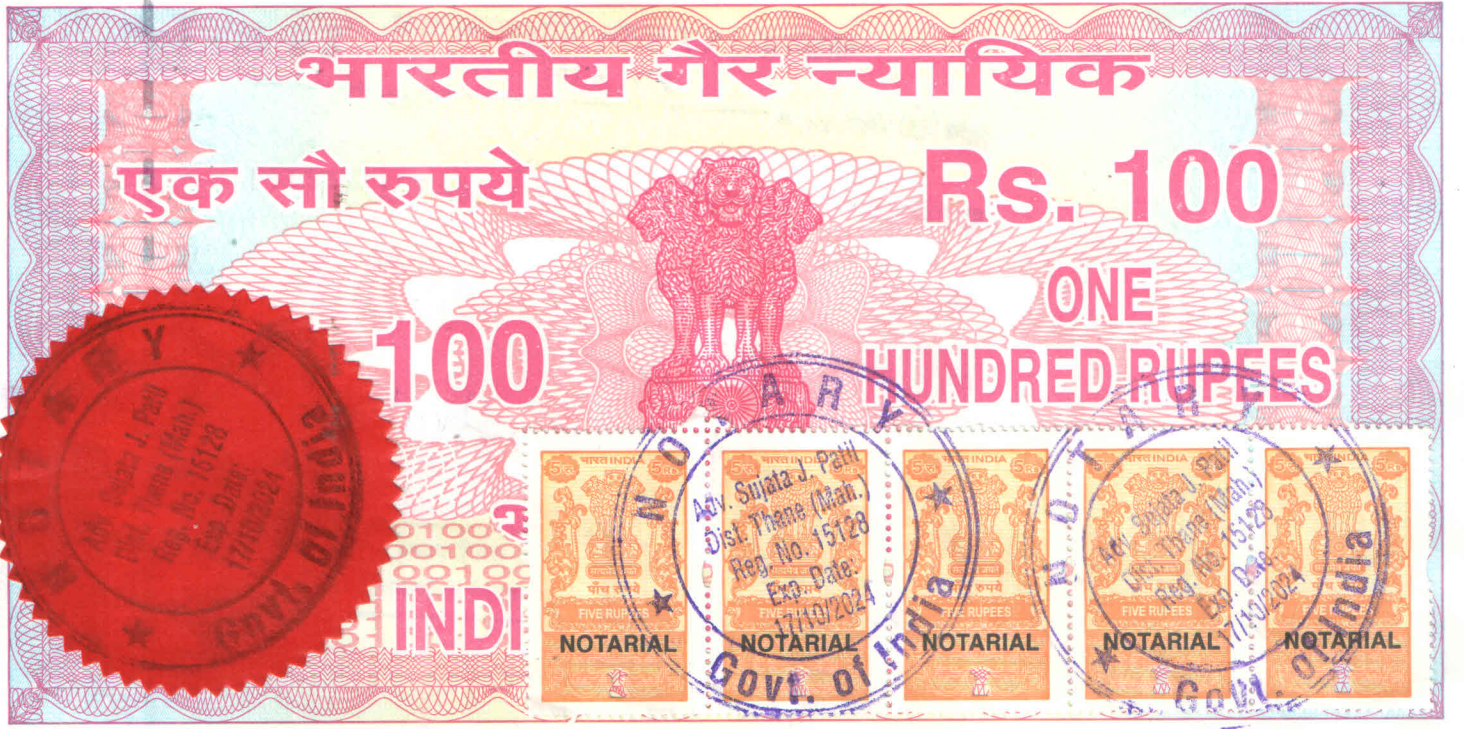




महाराष्ट्र MAHARASHTRA

2023

64AA 352134



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 **M/S MARUTI ENTERPRISES** promoter of the  
proposed project / duly authorized by the promoter of the proposed project, vide its  
authorization dated 03rd day of Jan 2024.

*Teel.*

નોંધપત્ર - ૧ / કલ્પત પ્રતિજ્ઞાપત્રાસાથે

29 JAN 2024

EL30

મુદ્રાંક વિક્રી નોંધની કમી, રૂ

રિત્રાંક

મુદ્રાંક વિક્રીત ધેના-યાંચે નામ કૌર મારુતી ડેરરપ્રાચરોત્ર

રિત્રાંકની રકમ

૨૦૧૨૬૨

૧૦૦

U/SW

રકમ

૩૮૫૦૫ પટેલ

મુદ્રાંક નોંધની રકમ

કલ્પત પ્રતિજ્ઞાપત્રાસાથે

સ્ક ૩૧ / ૪૦ સેક્ટર ૧૨ ચરકર (૩૦૦૦૦)

Haib

મુદ્રાંક નોંધની રકમ  
સં. ૧૨૨૨૦૩૪૩૪૯

જ્યાં કારણાસાથે જ્યાંની મુદ્રાંક યાચેવી રેત્રાંક રેત્રાંક કારણાસાથે  
મુદ્રાંક યાચેવી રેત્રાંકાપાસુન ૬ મહિમ્યાત યાચેવી રેત્રાંકાપાસુન બાંહે.



I, **UTSAV G PATEL** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The promoter has a legal title to the land on which the development of the project is proposed.

OR

**Not Applicable** has/have a legal title to the land on which the development of the proposed project is to be carried out

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.

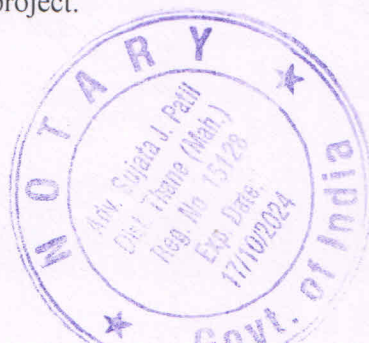
2. That the said land is free from all encumbrances.

OR

Those details of encumbrances **NIL** including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **13/03/2025**.
4. That seventy per cent of the amounts realized 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 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.
7. That We, 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 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.

*Utsav G Patel*



8. That we, promoter shall take all the pending approvals on time, from the competent authorities.
9. That we, promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we, promoter 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.



Deponent

For: UTSAV G PATEL

Add:



**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 Kharghar on this 30<sup>th</sup> day of Jan 2024



**BEFORE ME**



ADVOCATE & NOTARY

Sujata J. Patil B.A. LL.B

Visava CHS, Plot No. E-124, Room No. 13

Sec-12, Kharghar, Navi Mumbai-410210

Reg. No. 13845 No. 046

**NOTED & REGISTERED**

& No. 355/2024

**30 JAN 2024**