



महाराष्ट्र MAHARASHTRA

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43AA 979489

10 MAY 2023



FORM 'B'
[See rule 3(6)]

Affidavit cum Declaration



'Affidavit cum Declaration of **Mr. Vikas Chopra**, Partner of **M/s. Bachraj Developers** (Promoter), duly appointed as authorized signatory by the promoter for their project '**Bachraj Legend Wing A, B, C**', vide its/his/their authorization dated 09.05.2023;

I, **Mr. Vikas Chopra**, duly authorized by the promoter of the proposed project **Bachraj Legend Wing A, B, C** do hereby solemnly declare, undertake and state as under:

1. That the **M/s. Dattakrupa Developers** has a legal title Report to the land on which the development of the proposed project is to be carried out and 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 is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter from the date of registration of project is **01/12/2027**.

4. That seventy per cent of the amounts to be realized hereinafter by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 utilized 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.
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.

DR BACHRAJ DEVELOPERS

Deponent

Vikas
PARTNER

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 Mumbai on this 10th day of May, 2023.

DR BACHRAJ DEVELOPERS

Deponent

Vikas
PARTNER



BEFORE ME

[Signature]

ARCHANA N. JAIN
ADVOCATE & NOTARY
Jain Villa, Jain Mandir Road
VIRAR (W) Dist Thane
Tel. Off. 0250-2502859/6985700

SERIAL NO. **668**
DATE **10 MAY 2023**